

**PRELIMINARY ASSESSMENT REPORT
FOR
PROPOSED RECREATIONAL FACILITY SITE
BRILL STREET AT RAYMOND BOULEVARD
CITY OF NEWARK
ESSEX COUNTY, NEW JERSEY**

Prepared for:

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September 3, 1996


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1. INTRODUCTION

EcolSciences Inc. has been retained by the Essex County Improvement Authority (ECIA) to prepare a Preliminary Assessment of the environmental conditions on the proposed recreational facility site situated north of the juncture of Brill Street with Raymond Boulevard within the City of Newark, Essex County, New Jersey. This Preliminary Environmental Site Assessment Report characterizes the existing environmental conditions on the subject property and assesses potential environmental concerns. This assessment was performed following the guidelines set forth in the New Jersey Department of Environmental Protection (NJDEP) Technical Requirements for Site Remediation (N.J.A.C. 7:26E-3.1 and 3.2) and has been conducted in accordance with the American Society of Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E 1527-94)*. Findings of this assessment are based upon site reconnaissance conducted between August 16 and August 19, 1996, and are augmented by background research conducted by EcolSciences, Inc. This background research included:

- Review of local tax ledgers, site-specific historical aerial photographs, and historical site maps to characterize pre-existing site conditions;
- Identification of the subject property and adjacent properties with regard to the location of known or suspected hazardous waste sites, permitted commercial hazardous waste treatment, storage, or disposal facilities, and active or inactive solid waste facilities; and
- Conversations with Federal, State, and local regulatory agencies to document potential environmental concerns both onsite and in the immediate vicinity of the subject property.

To facilitate discussion of the information presented in this report, a description of the regional location and physical features of the subject property appears in Section 2. Documented environmental conditions that might adversely affect the subject property are discussed in Section 3. Historical land use and ownership are discussed in Section 4. A summary of existing environmental data is presented in Section 5, and a detailed description of environmental conditions based upon a field reconnaissance of the property appears in Section 6. Section 7 summarizes the findings and makes any necessary recommendations. It should be noted that this Preliminary Assessment does not constitute a warranty or guarantee of the environmental condition of the subject property as indicated in Section 8.0 (**Limitations**) of this report.

2. SITE DESCRIPTION

The following section describes the environmental setting of the subject property. This site description includes a synopsis of the regional setting, property boundaries, and site features. Figures 1 and 2 present the Regional Site Location Map and Municipal Tax Map, respectively. An overview of the environmental setting follows:

2.1 Regional Location

- **County** - southeastern Essex County, New Jersey
- **Municipality** - east-central sector of the City of Newark
- **Street Address** - the lots encompassed by the subject property contain no building improvements and as such are not assigned active street addresses; however, Sanborn Fire Insurance Company and Newark City Tax Assessment maps show that the subject property occupies lands between 617 and 551 Raymond Boulevard.
- **Nearest Cross Street** - the subject property is bounded to the north by the Passaic River, to the south by Raymond Boulevard, to the east by a vacant petroleum bulk storage facility, and to the west by a vacant strip of land owned by the City of Newark. The overall property lies northwest of the northern terminus of Brill Street.
- **Zoning** - the City of Newark zoning officer (J Giordano: August 20, 1996) indicated that the subject parcel is located within the I-2 Second Industrial Zone of Newark.

Block(s)	Lot(s)	Acreage
2045	1 and 20	1.24 and 1.74
2442	2	0.074 acre portion
2473	1 and 2	included with lot 20
2473.01	4	1.43
Morris Canal Bed	NA	1.12 acre portion
Brill Street	NA	<u>0.17 acre</u> portion
		Total: 8.16± acres

2.2 Physical Features

- **Topography** - the subject property is nearly level with an average elevation of 10± feet above Mean Sea Level (MSL). The property has an overall northerly slope of one to three percent.

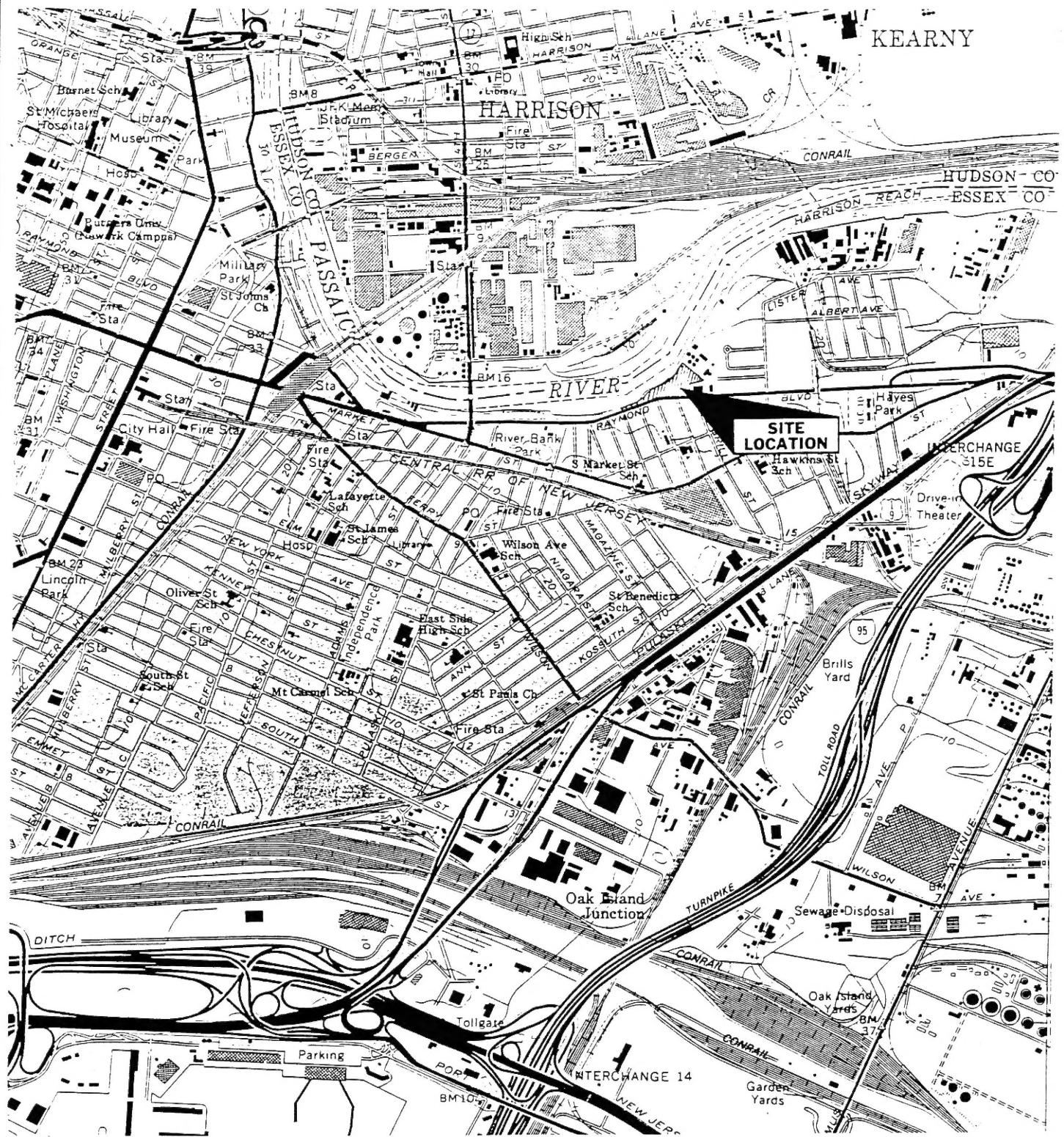
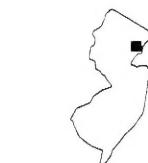


FIGURE 1: REGIONAL SITE LOCATION MAP



QUADRANGLE LOCATION



PROPOSED RECREATIONAL FACILITY PROPERTY

Bl. 2025 Lots 1 and 20; Bl. 2442 Lot 2 (portion); Bl. 2473 Lots 1 and 2; Bl. 2473.01 Lot 4; and

Portion of Morris Canal Bed and Brill Street

City of Newark Essex County, New Jersey

Source : Elizabeth, N.Y. - N.J. USGS Quadrangle - 1981

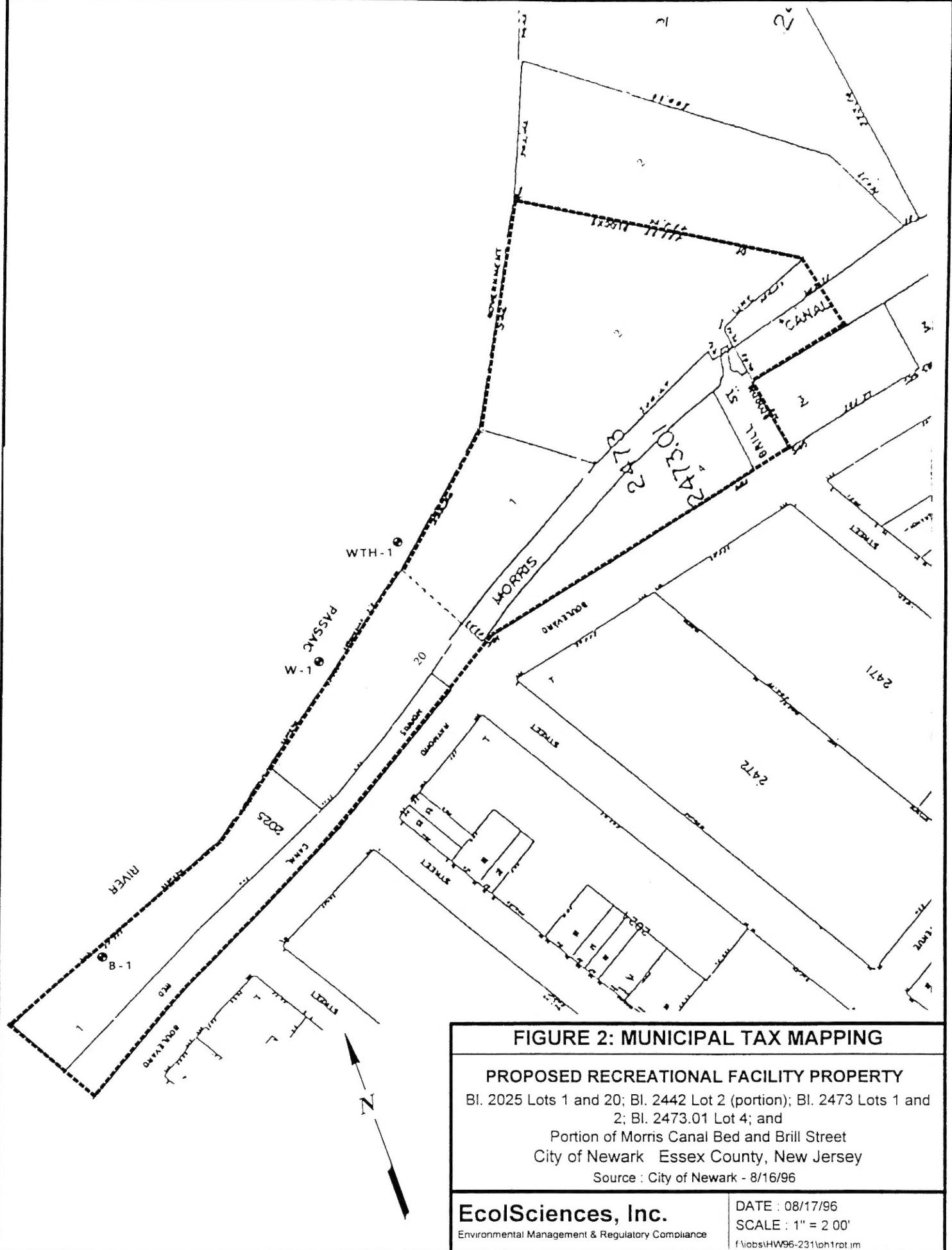
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- **Drainage** - the subject property drains in a general southwest-to-northeast direction by way of direct discharge into the adjoining and tidally influenced Passaic River. The subject property is entirely paved with no drainage network apparent at the time of inspection.
- **Property Configuration** - the subject property is irregular in shape with $1,150 \pm$ feet of frontage along the northerly line of Raymond Boulevard.
- **Easements** - no apparent utility easements are shown on municipal tax maps of the subject property; however, based upon field observations, a City of Newark overflow sewer line extends across the site within the western corner of Lot 20.
- **Improvements** - the subject property consists of several adjoining asphalt-paved lots with no building improvements on-site.
- **Owner of Record** - City of Newark Tax Assessment Office records show that the subject property encompasses several lots having separate owners including the City of Newark, RAR Development Associates, and National Fuel Oil Company. Ownership history is further detailed within section 4.3 of this report.

3. REGULATORY REVIEW

A regulatory review was conducted to evaluate past and present activities on and in the vicinity of the subject property that might raise potential environmental concerns. As part of this effort, a windshield survey of current adjacent land uses was conducted, a review of Federal and State databases that list hazardous waste sites and spill cases was conducted, and local regulatory agencies were contacted. The following subsections summarize the findings of this regulatory review. Potential regulation of the subject site under the provisions of the New Jersey Industrial Site Recovery Act (ISRA) is discussed in Section 6.6 of this report.

3.1 Survey of Adjacent Land Usage

The subject property is located within an I-2 Industrial (Urban Renewal) zoning district of Newark. This portion of Newark has been historically used for various industrial uses and generally encompasses the majority of Passaic riverfront properties within the City. Existing adjacent uses are as follows:

- **North** - Passaic River beyond which is an historically industrialized district within the Town of Harrison, Hudson County.
- **South** - various commercial and industrial businesses along Raymond Boulevard, Richards Street, and Brill Street including Seidler (537 Raymond Boulevard), Tri-State Tube, United Trailer Sales (32 Brill Street), and L.A. Piccirillo Trucking (10-12 Richards Street).
- **East** - vacant petroleum bulk storage facility operated by National Fuel Oil Company (525 Raymond Boulevard), and Roosevelt Homes, a multi-family apartment complex (35 Riverview Court).
- **West** - a narrow band of riverfront land owned by the City of Newark.

3.2 Hazardous Waste Sites and Spill Records

A review of existing Federal and State databases of hazardous waste sites and spill records was conducted by VISTA Information Solutions, Inc. This review was conducted in order to identify hazardous waste and spill sites in the general vicinity and to assess whether any of the sites listed in those databases might have an adverse impact to the environmental quality of the subject site. The VISTA Site Assessment Report is contained in Attachment A, showing

the release dates for each database. Search distances utilized during this review were based upon guidelines established under the American Society of Testing Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-94). This subsection abstracts information listed for known or suspected hazardous waste sites, spill incidents, and other potential environmental concerns on or in the immediate vicinity of the subject property; due to the historically industrialized character of the surrounding neighborhood, only those listed sites within a 0.25 mile radius are detailed within the following sections. Summary findings of the database search follows below.

National Priorities List

The National Priorities List (NPL) is the USEPA database of uncontrolled or abandoned hazardous waste sites (i.e., Superfund sites) identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a State's top priority site, or meet specific criteria set by the US Department of Health and Human Services and the USEPA in order to become an NPL site.

Neither the subject property nor the adjacent properties are listed as NPL sites; however one NPL site is listed within a one-mile radius of the subject property. This site is summarized below:

<u>Site Name</u>	<u>Address</u>	<u>USEPA ID No.</u>	<u>Distance From Property</u>
Diamond Alkali Company	80 Lister Avenue	NJD980528996	0.55 Mile NE

Follow-up communication with the NJDEP Bureau of Federal Case Management (J. Berg: August 29, 1996) indicated that this site was listed as an NPL site on September 21, 1984. Dioxin contamination was first discovered in Newark in the early 1980's. This contamination is a result of herbicide manufacturing activities that took place at this five-acre industrial site between 1943 and 1968. In 1984, Diamond Alkali signed an Administrative Consent Order (ACO) to investigate and remediate the surrounding neighborhood. The offsite areas (fugitive dust and soil) were subsequently cleaned up under NJDEP oversight, while on-site contamination and contamination identified within the Passaic River continues to be addressed under federal oversight. Passaic River sediment contamination is in the early stages of investigation. According to Mr. Berg, sampling of the Passaic River sediments has been conducted at 500 yard intervals both 2.5 miles north and 2.5 miles south of the Diamond Alkali site. Analytical results have generally shown extensive contamination of river sediments with dioxin and metals. Mud flat sites (i.e: similar to those bordering the subject property) have been found to contain high levels of dioxin and metals contamination. At the present time, $79,000 \pm$ cubic yards of dioxin-

contaminated soils are staged (encapsulated) on-site; the Record of Decision for the property includes installation of a slurry wall and sea wall, capping of the site, and construction of a ground water treatment plant. The Diamond Alkali site is within a heavily industrialized area which contains several operating chemical industries along Lister Avenue. These include: Hilton Davis Chemical Company (120 Lister Avenue), Sherwin Williams Paints, Benjamin Moore Paints, Chemical Waste Management (100 Lister Avenue), and Duralac Paints.

Comprehensive Environmental Response, Compensation and Liability Information System
The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is a compilation of USEPA known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated or are currently under investigation by the USEPA for the release or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation and may ultimately be placed on the National Priorities List.

The subject property not listed as a CERCLIS site; however, there are thirteen (13) CERCLIS sites within a 0.5-mile radius of the subject property. Those sites identified within a 0.25 mile radius are listed below:

<u>Site Name</u>	<u>Address</u>	<u>USEPA ID No.</u>	<u>Distance From Property</u>
Alpha Metals	57 Freeman Street	NJD082990912	0.14 Mile S
Apex Color Works	64 Chapel Street	NJD002153781	0.21 Mile E
Chapel Street Site	31 Chapel Street	NJ0000656579	0.21 Mile E

Most recent available NJDEP information shows that the EPA conducted a Preliminary Assessment on the Alpha Metals site in 1989; this property was listed due to RCRA violations associated with hazardous waste reporting deficiencies. An EPA Preliminary Assessment of the Apex Color Works site in September, 1993 resulted in a No Further Remedial Action Planned designation. The Chapel Street site was listed by the EPA in August, 1994 as a mechanism for conducting a removal action completed in October, 1994.

Resource Conservation and Recovery Information System - Treatment Storage and Disposal Facilities

The Resource Conservation and Recovery Information System - Treatment Storage and Disposal Facilities (RCRIS TSD) Report is compiled by the USEPA and contains information pertaining to facilities which either treat, store, or dispose of hazardous waste. Information pertaining to the status of facilities tracked by RCRA Administrative Tracking System (RAATS) is included in the report.

The subject property is not listed as a RCRA TSD facility. There are two commercial hazardous waste (TSD) facilities listed within a one-mile radius of the subject property. These facilities are as follows:

<u>Site Name</u>	<u>Address</u>	<u>USEPA ID No.</u>	<u>Distance From Property</u>
Chemical Waste Management	100 Lister Avenue	NJD089216790	0.56 Mile NE
Federated Metals Corp.	150 St. Charles Street	NJD079320495	0.60 Mile S

Due to their distance, both the Federated Metals and Chemical Waste Management sites are not anticipated to have an adverse effect upon the environmental conditions of the subject property, and as such, no further NJDEP inquiries were made concerning these facilities.

Resource Conservation and Recovery Information System - Large Quantity Generators

The Resource Conservation and Recovery Information System - Large Quantity Generators (RCRIS-LG) Report is compiled by the USEPA and contains information pertaining to facilities which either generate more than 1000 Kg of hazardous waste per month or meet other applicable requirements of the Resource Conservation and Recovery Act.

The subject property is not listed as being a RCRA Large Quantity Generator of hazardous wastes; however, the adjoining National Fuel Oil Company site to the east at 525 Raymond Boulevard is listed as being a RCRA Large Quantity Generator. Hazardous waste streams associated with this inactive petroleum bulk storage and distribution facility were manifested under EPA ID No. NJD991290933.

Resource Conservation and Recovery Information System - Small Quantity Generators

The Resource Conservation and Recovery Information System - Small Quantity Generators (RCRIS-SG) Report is compiled by the USEPA and contains information pertaining to facilities which either generate between 100 and 1000 Kg of hazardous waste per month or meet other applicable requirements of the Resource Conservation and Recovery Act.

Neither the subject nor adjoining properties are listed as being RCRA Small Quantity Generators of hazardous wastes.

Chromium Production Waste Sites

The Hudson County Chromate Waste Cleanup Update prepared by the NJDEP Division of Responsible Party Site Remediation lists the remedial status of the cleanup of chromium contaminated soils in Hudson County. These sites are all chromium waste fill sites formerly used by local chromate processing industries. Disposal of the chromate wastes occurred between 1924 and 1964. The NJDEP has entered into an Administrative Consent Order with the former chromate processors (i.e. Allied Signal Inc.; PPG Industries; and the Maxus Energy Corporation, a.k.a the Occidental Chemical Corporation) and, under this Administrative Consent Order, the chromium sites will first be stabilized and contained, and then remediated.

Neither the subject property nor the other properties within a 0.5-mile radius are listed as chromium fill sites.

New Jersey Solid Waste Landfill List

The New Jersey Solid Waste Landfill List is compiled by the New Jersey Department of Environmental Protection (NJDEP) and is a comprehensive listing of all active and inactive permitted solid waste disposal sites and processing facilities located within New Jersey.

NJDEP databases show that the subject property is not listed as a solid waste landfill facility, and there are no solid waste facilities listed within a 0.5-mile radius.

Known Contaminated Sites in New Jersey Report

The Known Contaminated Sites Report, prepared by the NJDEP Site Remediation Program provides a listing of known sites in the State where contamination of the soil or groundwater is confirmed and where contamination is either currently undergoing or awaiting remediation (i.e. State-equivalent CERCLIS sites).

Neither the subject nor adjoining properties are listed as known contaminated sites by the NJDEP. There are a total of fifty-two (52) State-equivalent CERCLIS sites within a 1.0-mile radius; the nearest of these sites are over 0.25-mile from the subject property and as such, no further NJDEP contacts were made regarding their status.

New Jersey Underground Storage Tank List

The New Jersey Underground Storage Tank (UST) List is compiled by NJDEP and is a comprehensive listing of all registered underground storage tanks located within New Jersey.

According to the Underground Storage Tank List, no underground storage tanks are currently registered on the subject or adjoining properties.

New Jersey Leaking Underground Storage Tank List

The New Jersey Leaking Underground Storage Tank (LUST) List is compiled by NJDEP and is a comprehensive listing of all reported leaking underground storage tanks located within the State of New Jersey.

The subject property is not listed as having leaking underground storage tanks. However, eleven underground storage tank spill incident sites are listed within a 0.5-mile radius of the subject property. The locations of those spill incident sites within 0.25 mile are listed as follows:

<u>Site Name</u>	<u>Address</u>	<u>NJDEP Case Number</u>	<u>Distance From Property</u>
National Fuel Oil	525 Raymond Boulevard	95327144144	Adjacent, E
Power Concrete Corp.	497 Raymond Boulevard	96426143500	0.13 Mile E
Hug Holdings	99 Chapel Street	9303161308	0.22 Mile E

The above-referenced spill cases are associated with leaking underground storage tanks. Consequently, any spill mitigation activities at these sites fall under the review of the NJDEP Bureau of Underground Storage Tanks. Follow-up communication with the NJDEP Bureau of Underground Storage Tanks (R. Bechtold: August 19, 1996) indicates that the spill case on the adjacent (hydrologically cross gradient) National Fuel Oil Company property is associated with a discharge from a reported lubrication oil tank. This tank was removed in 1995 as part of an ongoing ISRA cleanup of this site. The lubrication oil tank served a pump house on the petroleum bulk storage facility and was located immediately beyond the eastern boundary of the subject property. According to Mr. Bechtold, National Fuel Oil has not excavated to a clean zone (i.e: beyond the fenceline onto the subject parcel) and as such, this case remains open. With respect to the ISRA case (No. 94568), National Fuel Oil has sold the property with operations limited to temporary storage use by a tenant at this time. Several Areas of Concern including reported petroleum contamination beneath the rack distribution system and ground water issues need to be addressed in a Remedial Investigation being conducted by National Fuel.

Emergency Response Notification System - 1994

The Emergency Response Notification System (ERNS) is a national computer database system compiled from information provided by the US Coast Guard and USEPA that is used to store information on the sudden and/or accidental release of hazardous substances, including petroleum, into the environment. The ERNS reporting system contains preliminary information on specific releases, including the spill location, the substance released, and the responsible party. Please note that the information in the ERNS report pertains only to those releases that occurred between January 1, 1994 and June 30, 1994.

According to the ERNS report, no one spill incidents have been reported on the subject property.

3.3 Local Regulatory Agency Contacts

Other than acknowledgement of the ongoing ISRA case on the adjoining National Fuel Oil property, the City of Newark Health Department (P. Butler: August 20, 1996) and Fire Subcode Official (C. Bishop: April 26, 1996) indicated to EcolSciences, Inc. that their files contain no other information pertaining to outstanding violations, spill incidents, or complaints for the subject property. Mr. Butler further noted that the U. S. Army Corps of Engineers - New York District recently completed an environmental assessment of the Passaic River waterfront in Newark. This study included the subject property; findings of this study are discussed in detail within Section 5.0 of this report.

4. SITE HISTORY

This site history was compiled to characterize the previous uses or occupancies of the subject property and surrounding properties in order to identify those uses or occupancies that may have led to potential areas of environmental concern. The site history was assembled through a review of State, County, and municipal files and site-specific environmental reports, by interviews with State, County, and municipal officials, and by examination of historical Sanborn Fire Insurance Company maps and aerial photographs. The following sections describe the findings of EcolSciences' historical assessment including detailed interpretations of site-specific historical maps and aerial photographs, a summary of the ownership history, and a summary of known operational history.

4.1. Sanborn Fire Insurance Mapping

Sanborn Fire Insurance maps have been prepared nationwide for most historically urbanized areas. These maps show general building construction and use, fire protection measures, heating methods, and hazardous material storage areas. Available map coverage was reviewed for years 1892 through 1988; representative Sanborn maps have been provided as Figures 3 through 5. Following is a description of the onsite and adjacent land use conditions recorded by these historic maps.

- **1892 Sanborn Map** - this map shows the Morris Canal flowing across the central portion of the subject property. At that time, Raymond Boulevard was known as Passaic Avenue. On-site lands between the canal bed and the Passaic River were occupied by an industrial facility operated by the Passaic Chemical Company. This facility included a condenser operation, sulphur department, ore storage building, carpenters' shop, acid and vinegar building, coal-fired boilers, and warehouses. To the immediate east on the site of the future National Fuel Oil Company operation was a vacant factory complex. Beyond this complex was a large foundry operated by the Jersey Zinc and Iron Company.
- **1931-1950 Sanborn Map** - this map shows that by this time, the Passaic Chemical Company was no longer in operation; the only remnant of this facility was the former condenser and retort buildings which were shown to be vacant. The Morris Canal was no longer in use and its' bed had been filled. Three on-site storage buildings were evident south of the canal bed along Raymond Boulevard. The adjacent property to the east was occupied by a two-story factory building housing the Colonial Stamping Company; no storage tank facilities were observed on this site up until this time.

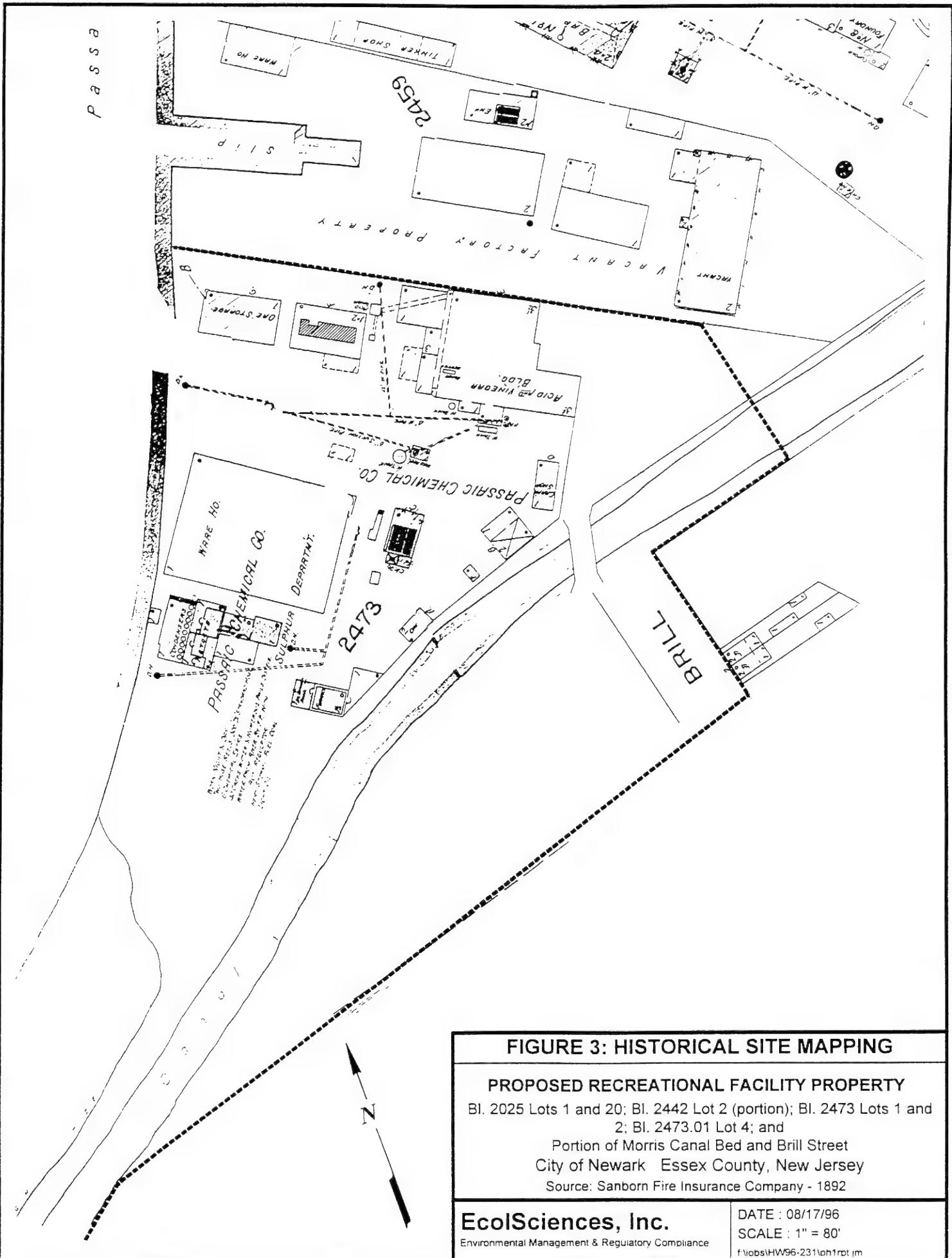


FIGURE 3: HISTORICAL SITE MAPPING

PROPOSED RECREATIONAL FACILITY PROPERTY

BL. 2025 Lots 1 and 20; BL. 2442 Lot 2 (portion); BL. 2473 Lots 1 and 2; BL. 2473.01 Lot 4; and

Portion of Morris Canal Bed and Brill Street
City of Newark Essex County, New Jersey

Source: Sanborn Fire Insurance Company - 1892

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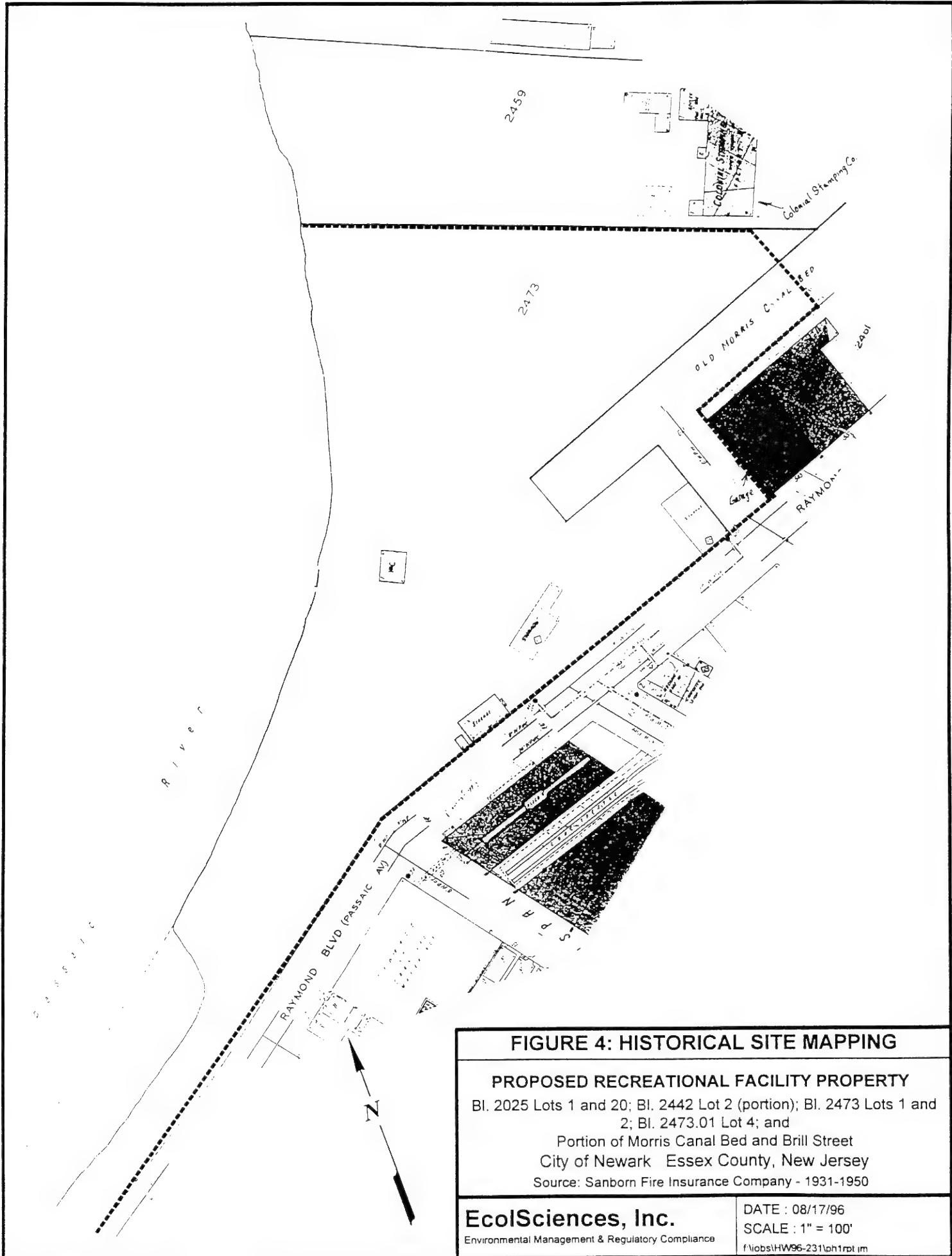


FIGURE 4: HISTORICAL SITE MAPPING

PROPOSED RECREATIONAL FACILITY PROPERTY

BI. 2025 Lots 1 and 20; BI. 2442 Lot 2 (portion); BI. 2473 Lots 1 and 2; BI. 2473.01 Lot 4; and

Portion of Morris Canal Bed and Brill Street

City of Newark Essex County, New Jersey

Source: Sanborn Fire Insurance Company - 1931-1950

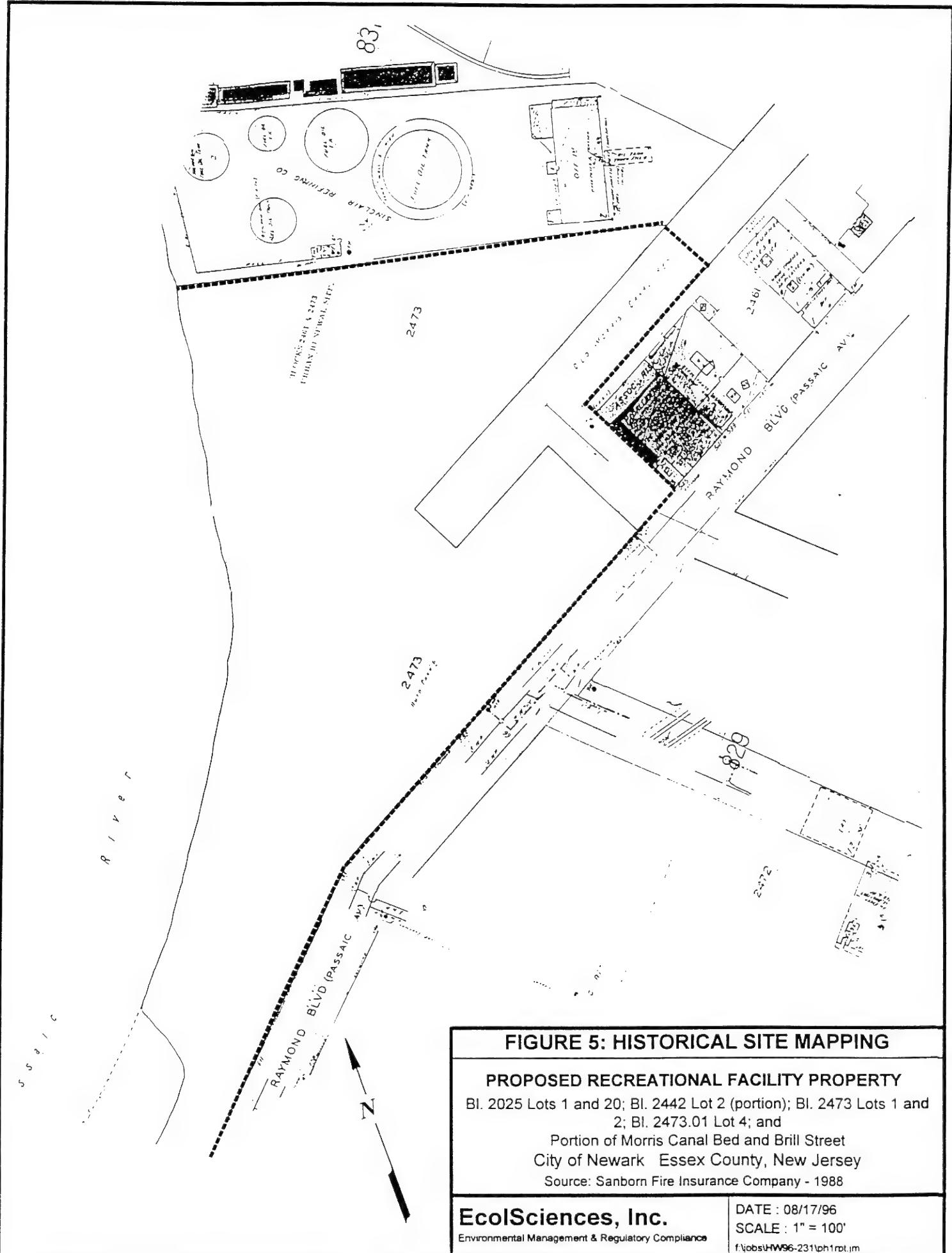
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- **1988 Sanborn Map** - the 1988 Sanborn map shows the subject property as a vacant site used as an automobile parking lot. All previous on-site structures were no longer evident. The adjacent property to the east was occupied by the Sinclair Refining Company which contained five large capacity aboveground tanks used for storage of fuel oil. The building formerly occupied by Colonial Stamping was now used as office space by Sinclair. This map also shows an underground tank labeled as containing gasoline immediately beyond the eastern boundary of the subject property.

4.2. Aerial Photograph Interpretation

Historical aerial photographs were examined by EcolSciences to review past land use practices. The earliest readily-obtainable photograph showing the subject property was taken in 1947. Additional aerial photographs were also obtained for years 1959, 1963, 1968, 1978, 1991, and 1995. Following is a description of the past onsite conditions recorded by these photographs.

- **1947 Aerial Photograph** - this aerial photograph shows the subject property being occupied by three small buildings which fronted along Raymond Boulevard. Paved automotive parking areas were provided around these buildings; however, the remainder of the site appeared unpaved. The portion of the Morris Canal bed on the subject and adjoining properties had been filled in. A small foundation was visible along the Passaic River within the subject property; fill materials were evident along the bank of the river. Two large capacity aboveground storage tanks were visible on the adjacent National Fuel Oil Company property. Lands to the west, south, and west were developed for industrial and residential uses.
- **1959 - 1968 Aerial Photographs** - by 1959, exterior grounds on the subject property had been asphalt-paved. Paved areas were occupied by a combination of automobiles and trailer trucks; by 1963, the three single-story buildings had been demolished to accommodate additional parking space. The adjacent National Fuel Oil property was developed to its' present-day configuration. By 1968, the subject property had been vacated. No significant land use changes were evident on adjoining properties through 1968.
- **1978-1995 Aerial Photographs** - the 1978 aerial photograph shows the subject property occupied by numerous truck trailers with some cargo boxes visible along Raymond Boulevard. By 1991, the subject property was once again vacant, although the 1995 aerial photograph shows the majority of the site being covered by cargo boxes.

4.3. Ownership History

Although no complete title search was made available to EcolSciences at the time of report preparation, ledgers reviewed at the City of Newark Tax Assessment Office (August 19, 1996) show that the subject property encompasses several lots having separate owners as shown below:

<u>Block(s)</u>	<u>Lot(s)</u>	<u>Current Owner</u>
2045	1	City of Newark
2045	20	RAR Development Assoc.
2442	2	National Fuel Oil
2473	1 and 2	RAR Development Assoc.
2473.01	4	RAR Development Assoc.
Morris Canal Bed	NA	City of Newark
Brill Street	NA	City of Newark

The subject property includes only a 0.074-acre portion of Block 2442 Lot 2 which does not contain any improvements associated with the tank farm operation. Tax cards show that National Fuel Oil Company, of 175 Orange Street, Newark, acquired Lot 2 from British Petroleum Oil Company (BP) in 1979. BP took title to this lot from the Atlantic Richfield Company in 1969.

Three of the subject parcels are owned by Raritan Development Associates of 57 Freeman Street, Newark; these lots along with Block 2025 Lot 1 were formerly owned by P. Ballantine and Sons, who owned numerous nearby properties as part of their brewery operations within the City of Newark.

4.4. Operational History

Details pertaining to past operations on the subject property were obtained from existing environmental data (Joseph G. Minish Passaic River Waterfront Park and Historic Area, Newark, New Jersey U.S. Army Corps of Engineers, May, 1996), Newark City Directories (Price and Lee Company) from the 1930's to the 1960's, Sanborn Fire Insurance Company maps, and Newark City Building Department records. The U.S. Army Corps of Engineers report indicates that the subject property is within an area of Newark that has been utilized for various transportation and industrial purposes which date back into the mid- 1800's. The section of the Morris Canal within Newark was completed and in operation by 1832. The canal supplied

coal and raw materials to the regions' growing industrial economy; however, due to advances in rail transportation, the canal bed was abandoned in 1924 and subsequently filled in around 1930. The City Directories show that the adjoining commercial building at 545 Raymond Boulevard was occupied by P. Ballantine and Sons as a truck garage from at least 1936 through the early 1960's. The City Directories do not show any commercial uses for lands west of 545 Raymond Boulevard (including the subject property) to the Passaic River Bridge during this same period. Sanborn Fire Insurance maps show that from at least 1892 until the 1930's, the eastern half of the subject property was the site of the Passaic Chemical Company plant. Both the Morris Canal and the chemical plant were no longer evident on the subject property after 1931. Newark Building Department files (August 19, 1996) show that an office building and several storage buildings depicted on Sanborn maps of the subject property were demolished by P. Ballantine and Sons in February, 1961. Subsequent on-site operations have reportedly been limited to truck trailer and cargo box storage by Palmer Industries whose offices are located at nearby 99 Chapel Street.

5. EXISTING ENVIRONMENTAL DATA

Limited documentation relative to the environmental conditions on portions of the subject property was provided to EcolSciences, Inc. by the U.S. Army Corps of Engineers (COE) - New York District. Technical investigations were performed by the COE between 1993 and 1995 as part of 1990 legislation authorizing construction of the federally-funded Joseph G. Minish Passaic River Waterfront Park and Historic Area. This project area extends along the western bank of the Passaic River from Bridge Street 1.9 miles to the west to Brill Street, and includes all lands encompassed by the subject property. Summary findings pertaining to project area history, subsurface investigations, and environmental considerations are provided in the following individual volumes:

- Volume I Design Memorandum: Joseph G. Minish Passaic River Waterfront Park and Historic Area Newark, New Jersey (U.S. Army Corps of Engineers, New York District by the RBA Group, May, 1996)
- Volume III Geology & Soils: Joseph G. Minish Passaic River Waterfront Park and Historic Area Newark, New Jersey (U.S. Army Corps of Engineers, New York District by Dames & Moore, Inc. and Arora & Associates, P.C., May, 1996)
- Volume VII Hazardous Toxic & Radiological Waste: Joseph G. Minish Passaic River Waterfront Park and Historic Area Newark, New Jersey (U.S. Army Corps of Engineers, New York District, Passaic River Division, May, 1996)

The four remaining sections of this seven-volume study contain information regarding proposed structural designs, hydrology, landscaping plans, and cost estimates for the proposed Joseph G. Minish Passaic River Waterfront Park and Historic Area. A brief summary of key elements contained within Volumes I, III, and VII as they relate to the subject property is provided in the following sections.

Vol. I: Design Memorandum Joseph G. Minish Passaic River Waterfront Park & Historic Area
This volume the COE report presents an overview of various investigations performed as part of overall planning and design work for the proposed project. Historical archives reviewed by the RBA Group provide generic history of the region and indicate that portions of the subject property were occupied by the Christian Feigenspan Brewery in 1869. Geologic and soils studies were conducted under COE oversight along the entire length of the project area. Soils throughout the project area were determined to be of a homogeneous nature, consisting of a fill layer on an alluvial deposit overlying a glacial deposit. Hazardous, toxic, and radiological waste investigations were also performed along the entire length of the project area. These

investigations included testing of water quality, sediments, and soils. Analytical results show contaminants present above NJDEP criteria at various locations along the project area; results of these investigations are detailed in Volume VII. An environmental assessment found severe degradation of the areas' natural resources, i.e: degraded bulkheads and sediment loading along the riverbank. The project as planned would improve environmental quality and proposes no adverse impacts.

Vol. III Geology & Soils: Joseph G. Minish Passaic River Waterfront Park & Historic Area
This two-part volume details findings of subsurface investigations performed as part of the Joseph G. Minish Passaic River Waterfront Park and Historic Area project. This volume indicates that this streambank restoration project is a support activity for the overall Passaic River Mainstem Flood Protection project. A total of 39 borings were advanced along upland areas by Arora & Associates, while Dames & Moore performed 35 borings along the riverbank. Although the 39 borings by Arora & Associates were for geotechnical purposes only, oil sheens and petroleum odors were detected at two borings located at least 600 feet west of the subject property. Only two of the 39 borings were conducted on the subject property. Review of soil boring logs indicate that the project area is generally overlain by a 10 to 23 foot fill layer containing asphalt, brick and concrete debris, and wood within a matrix of silty sand and gravel. Beneath the fill is a 2 to 12 foot clayey silt alluvial layer over a glacial deposit of silty gravel, varved clays, and fragmented siltstone. The glacial deposit varies in thickness between 3 and 62 feet. Weathered shale bedrock occurs around 50 feet below the surface.

Samples from the 35 sediment borings conducted by Dames & Moore were also analyzed for various organic and inorganic contaminants; of these, Boring B-1 is located within the western portion of Lot 1, and Borings W-1 and WTH-1 are located immediately off the shoreline of Lots 1 and 20 (see Figure 2 for approximate boring locations). This report cites several earlier studies of Passaic River sediments conducted between 1983 and 1984 by the USEPA and the NJDEP as part of the Diamond Alkali facilities' dioxin/dibenzofuran discharges into the Passaic River. These investigations revealed the presence of dioxin, mercury, lead, polycyclic aromatic hydrocarbons, and PCBs in Passaic River sediments within the study area at levels above NJDEP criteria; specific analytical results from the Dames & Moore sampling are presented in Volume VII-Appendix I.

Vol. VII Appendix I: Hazardous Toxic & Radiological Waste Site Investigation Report
This portion of Volume VII presents sampling methodologies and analytical results from boring samples obtained along the proposed waterfront project area. Soil, ground water, and sediment samples were collected between June, 1994 and May, 1995 and were analyzed for a combination of parameters including volatile organics (VOCs), semi-volatile organics (BNs), pesticides, PCBs, Target Analyte List (TAL) Metals, Total Organic Carbon (TOC), and Dioxin/dibenzofurans. No ground water samples were collected on or within the immediate vicinity of the subject property. Table I presents a summary of analytical results from samples B-1, W-1, and WTH-1 where concentrations exceed NJDEP Residential Soil Cleanup Criteria. No volatile organics, pesticides, PCBs, Total Organic Carbon (TOC), or Dioxin/dibenzofurans were detected in

samples B-1, W-1, or WTH-1 at concentrations in excess of NJDEP Residential Criteria. Although BNs and TAL metals were detected at boring samples B-1 and concentrations above NJDEP Residential Criteria, no elevated BNs or TAL metals in boring sample W-1.

In summary, the May, 1996 COE Joseph G. Minish Passaic River Waterfront Park and Historic Area study revealed that contamination exists in excess of NJDEP's Residential Criteria at some locations within the project area due to historic uses of these properties. Based upon this study, the COE proposes re-use and final capping of soils having low-level contamination, implementation of health and safety measures during construction, and offsite disposal of soils exceeding NJDEP's Residential Criteria. This study however did not include a comprehensive, site-specific evaluation of the subject property. This study also acknowledged that an Environmental Records Search complied by Weston in August, 1993, identified the subject property as a High Potential Site with respect to potential contamination from historic industrial uses.

TABLE I
Maximum Concentration of Contaminants in Borings B-1 and WTH-1

Analytes (Depth)	NJDEP Cleanup Standards (mg/kg)			
	Boring B-1	Boring WTH-1	Residential Direct Contact Soil Cleanup Criteria	Impact to Ground Water Soil Cleanup Criteria
Semi-Volatiles (BN+15)			1,000-10,000	1,000-10,000
Benzo(a)anthracene (0-6 ft) (8-16 ft)	- 3.0	1.7 25	0.9	500
Chrysene (6-12 ft)	-	22	9	500
Benzo(b)fluoranthene (0-8 ft) (8-16 ft)	1.1 5.1	1.4 9.9	0.9	500
Benzo(k)fluoranthene (0-6 ft) (6-12 ft)	- -	1.3 9.9	0.9	500
Benzo(a)pyrene (0-6 ft) (8-16 ft)	- 2.6	1.4 21	0.66	100
Indeno(1,2,3-cd)pyrene (8-16 ft)	1.1	7.8	0.9	500
Dibenz(a,h)anthracene (6-12 ft)	-	4.8	0.66	100
TAL Metals				
Cadmium (0-8 ft) (6-12 ft)	1.1 -	2.5 3.8	1	-
Lead (0-6 ft) (8-16 ft)	- 260	180 1300	400	-
Arsenic (6-12 ft)	-	21	20	-

Source: U.S. Army Corps of Engineers: Joseph G. Minish Passaic River Waterfront Park & Historic Area
Volume VII. May, 1996

6. SITE ASSESSMENT

An environmental assessment of the subject property was conducted by EcolSciences' personnel on August 16, 1996. This assessment entailed a field reconnaissance of the subject property that focused on the identification of potential environmental concerns resulting from past or present land use practices and/or facility operations. Visual observations were supplemented by discussions with State and local regulatory agencies concerning known site history, current and past operations, onsite utilities, hazardous material use, and waste disposal practices. Attachment B contains an annotated photographic record of property and/or facility features noted during the field reconnaissance; the locations of these photographs are shown on Figure 5. Information gathered during the site inspection has been grouped into six categories for purposes of discussion: 1) Site Characterization, 2) Utilities, 3) Storage Tanks, 4) Hazardous Materials, 5) Asbestos, and 6) ISRA Applicability.

6.1 Site Characterization

The subject property consists of an 8.16-acre asphalt-paved parking lot secured on three sides by chain link fencing. The northern boundary of the site fronts along the Passaic River and is unsecured. No structural improvements were evident on-site at the time of EcolSciences' field reconnaissance. Inside the fencing are stored several hundred cargo boxes. The empty cargo boxes are owned by Palmer Industries of 99 Chapel Street. A series of concrete pads were observed within the eastern third of the site. Based upon review of historical aerial photographs, these are dolly pads for truck trailers when the property was used as a parking lot for trucks. Approximately 10 to 15 cubic yards of household refuse was observed along a guard rail separating the parking lot from the Passaic River. Some cargo boxes were observed to be open and are apparently used by the neighborhood homeless. EcolSciences' August 16, 1996 reconnaissance of the subject property revealed no hazardous materials storage areas, petroleum staining, or evidence of spills. It should be noted that extensive coverage of the site by cargo boxes precluded a thorough inspection of the ground surface.

6.2 Utilities

Utilities servicing the subject property were identified where possible through visual observation and discussions with owner representatives and local utility authority officials. Where applicable, any on-site production or potable wells, sewage disposal systems (current or

former septic systems, dry-wells, or seepage pits), potential sources of polychlorinated biphenyls (PCB) including electrical transformers and/or suspect fluorescent light ballasts, and current/former heating systems and their associated fuel source were identified. A description of the site's utilities with respect to environmental considerations follows:

- **Water Supply** - potable water supply (City of Newark) is available to the subject property from Raymond Boulevard. Based upon review of Sanborn Fire Insurance Company maps, potable water has been available within the vicinity since at least the late 1800's. No evidence of production or monitoring wells was observed on-site.
- **Wastewater** - sanitary sewer service (Passaic Valley Sewerage Commission) is also available to the subject property from Raymond Boulevard. Based upon field reconnaissance, a Passaic Valley Sewerage Commission trunk line crosses the subject property; this line is within the bed of the former Morris Canal.
- **Electric Service** - no pole- or pad-mounted transformers or emergency generation systems were observed on or immediately adjacent to the subject property. Public Service Electric and Gas (PSE&G) provides both electrical and natural gas service to building improvements within the surrounding neighborhood.

6.3 Storage Tanks

An assessment as to the existence or former presence of storage tank systems on the subject property was based upon visual evidence of tanks both inside and outside structures, review of State, County, and municipal records, and review of historical fire insurance maps. No evidence suggesting the presence of existing or former aboveground or underground storage tank systems was observed on-site. A total of six, large capacity above ground storage tanks observed on the adjacent property are owned by National Fuel Oil Company. Sanborn Fire Insurance Company maps show that these tanks are used for storage of fuel oil. Communication with the NJDEP Bureau of Underground Storage Tanks (R. Bechtold: August 19, 1996) indicates that a spill case on the adjacent (hydrologically cross gradient) National Fuel Oil Company property is associated with a discharge from a reported lubrication oil tank located immediately beyond the eastern boundary of the subject property. According to Mr. Bechtold, the spill case remains open since National Fuel Oil has not excavated to a clean zone (i.e: beyond the fenceline onto the subject parcel). Sanborn Fire Insurance maps (1988) show that an underground tank within the same proximity was mapped as a gasoline tank.

6.4 Hazardous Materials

The subject property is currently utilized as a storage yard for empty cargo boxes; no apparent hazardous materials usage or storage was apparent on the property at the time of EcolSciences' August 16, 1996 field reconnaissance. Based upon review of historical maps, aerial photographs, and local records, the subject property was occupied by the Passaic Chemical Company from the late 1800's until the 1903's. All former buildings on the subject property had been removed from the premises by 1968; no remedial investigations and/or soil cleanup activities are known to have been performed on-site to date.

6.5 Asbestos

Asbestos is the name given to a group of fibrous, naturally-occurring silicate minerals further categorized by mineral constituents into six types: chrysotile, crocidolite, amosite, anthophyllite, tremolite, and actinolite. Due to its high tensile strength, corrosion resistance, and acoustical and thermal insulation abilities, asbestos was commonly used in the past as an insulating and fire-proofing agent and was added to a variety of commercial building products. The three general categories of ACM used in building construction are as follows:

- **Surfacing Materials** - ACM sprayed or troweled on such surfaces as walls, ceilings, and structural members for acoustical, decorative, or fireproofing purposes. This includes plaster and fireproofing insulation.
- **Thermal System Insulation** - Materials used to inhibit heat transfer or to prevent condensation on pipes, boilers, tanks, ducts, and various other components of hot and cold water systems and heating, ventilation, and air conditioning (HVAC) systems. This category includes pipe lagging, pipe wrap; block, batt, and blanket insulation; cements and mud packing; and a variety of other products such as gaskets and ropes.
- **Miscellaneous Materials** - Other, largely non-friable products and materials such as floor tile, ceiling tile, roofing felt, concrete-based piping, wallboard, outdoor siding, and fabrics.

Commercial use of asbestos in the United States began in the early 1900's and continued into the late 1970's when the U.S. Environmental Protection Agency (EPA) began regulating asbestos-containing materials (ACM), which by EPA definition, are those materials or products that contain more than one percent asbestos by volume. The potential release of asbestos fibers

from deterioration or disturbance of these products presents a significant human health risk and as such, asbestos is considered a hazardous air pollutant.

Although it is possible that asbestos-containing building materials may exist in the form of potential demolition debris underlying the asphalt parking areas, no apparent evidence of suspected asbestos-containing building materials was observed on-site.

6.6 ISRA Applicability

The New Jersey Environmental Cleanup Responsibility Act (ECRA) was passed on December 31, 1983. As of that date, industrial establishments were required to clean up their respective properties, if necessary, as a precondition to transferring ownership or to transferring or closing operations. On June 16, 1993, ECRA was amended by the Industrial Site Recovery Act (ISRA).

The ISRA process involves an initial two-part evaluation to determine whether a particular business is an Industrial Establishment and thus subject to ISRA regulation. First, the primary operation of the business being conducted on the property subject to sale or closure must fall within a Standard Industrial Classification (SIC) major group number of 22-39 inclusive, 46-49 (with exemptions), and 51 or 76, (with exemptions) as designated in the Standard Industrial Classification Manual prepared by the U.S. Government Office of Management and Budget. Second, a determination must be made that a particular place of business is engaged in operations involving the generation, manufacture, refining, transportation, treatment, storage, handling, or disposal of hazardous substances.

Since the late 1960's, the subject property has been periodically utilized as a parking lot, an operation assigned under ISRA non-applicable SIC Major Group No. 75. Previous industrial operations involving Passaic Chemical Company ceased prior to the effective date of ISRA; accordingly, the property would be not subject to ISRA review in the event of title transfer. An Applicability/Nonapplicability Affidavit would have to be filed with the NJDEP if an official ISRA determination is desired.

7. FINDINGS AND RECOMMENDATIONS

The following are the findings and recommendations of the Phase I Preliminary Assessment conducted by EcolSciences, Inc. for the Proposed Recreational Facility property:

7.1 Findings

- **Site Description** - the subject property consists of an 8.16-acre tract located along the banks of the Passaic River north of the intersection of Raymond Boulevard with Brill Street within the City of Newark, Essex County, New Jersey. The property consists of several adjoining asphalt-paved lots with no building improvements on-site. The subject property is located within an I-2 Industrial (Urban Renewal) zoning district of Newark. This portion of Newark has been historically used for various industrial uses and generally encompasses the majority of Passaic riverfront properties within the City. The subject property is currently used by Palmer Industries as a storage yard for several hundred empty cargo boxes.
- **Historical Background** - the subject property is within an area of Newark that has been utilized for various transportation and industrial purposes which date back into the mid-1800's. Sanborn Fire Insurance Company maps show that the Morris Canal bisected the subject property; the section of the Morris Canal within Newark was completed and in operation by 1832. The canal supplied coal and raw materials to the regions' growing industrial economy; however, due to advances in rail transportation, the canal bed was abandoned in 1924 and subsequently filled in around 1930. Sanborn Fire Insurance maps also show that from at least 1892 until the 1930's, the eastern half of the subject property was the site of the Passaic Chemical Company plant. Both the Morris Canal and the chemical plant were no longer evident on the subject property after 1931. Newark Building Department files show that an office building and several storage buildings depicted on Sanborn maps of the subject property were demolished by P. Ballantine and Sons in February, 1961. Subsequent on-site operations have reportedly been limited to truck trailer and cargo box storage by Palmer Industries whose offices are located at nearby 99 Chapel Street.
- **Regulatory Assessment** - the most recent available Federal and State of New Jersey regulatory databases show that one NPL site is listed within a one-mile radius of the subject property. This site - the Diamond Alkali Company at 80 Lister Avenue 0.5 mile to the northeast was listed as an NPL site on September 21, 1984. Dioxin contamination was discovered in Newark in the early 1980's is a result of herbicide manufacturing activities that took place at this 5-acre industrial site between 1943 and 1968. In 1984, Diamond Alkali signed an Administrative Consent Order (ACO) to investigate and remediate the surrounding neighborhood; offsite areas (fugitive dust and soil) were subsequently cleaned up under NJDEP oversight, while on-site contamination and

contamination identified within the Passaic River continues to be addressed under federal oversight. Passaic River sediment contamination is in the early stages of investigation; sampling of the Passaic River sediments has been conducted at 500-yard intervals both 2.5 miles north of and 2.5 miles south of the Diamond Alkali site. Analytical results have generally shown extensive contamination of river sediments with dioxin and metals. Mud flat sites (i.e: similar to those bordering the subject property) have been found to contain high levels of dioxin and metals contamination.

In addition, there are 13 CERCLIS sites, two RCRA-permitted TSD facilities, and 52 State-equivalent CERCLIS sites identified within the applicable 0.5- and 1.0-mile radius search distances; the nearest of these sites are over 0.25-mile from the subject property and as such, no further NJDEP contacts were made regarding their status. There are no registered solid waste facilities, RCRA Large or Small Quantity Generators, or underground storage tanks registered on the subject or adjoining properties.

The subject property is not listed as having any leaking underground storage tanks. The nearest documented spill case involving leaking underground tank systems is on the adjacent National Fuel Oil bulk storage tank facility at 525 Raymond Boulevard. The NJDEP indicated that the spill case is associated with a discharge from a reported lubrication oil tank removed in 1995 as part of an ongoing ISRA cleanup of this site. The lubrication oil tank was located immediately beyond the eastern boundary of the subject property; Sanborn Fire Insurance maps (1988) show that an underground tank within the same proximity was mapped as a gasoline tank. This spill case remains open since National Fuel Oil has not excavated to a clean zone (i.e: beyond the fenceline onto the subject parcel). The National Fuel Oil site is hydrologically cross-gradient with respect to the National Fuel Oil site.

Other than acknowledgement of the ongoing ISRA case on the adjoining National Fuel Oil property, the City of Newark Health Department and Fire Subcode Officials indicated to EcolSciences, Inc. that their files contain no other information pertaining to outstanding violations, spill incidents, or complaints for the subject property.

- **Existing Environmental Data** - limited documentation relative to the environmental conditions on portions of the subject property was provided by the U.S. Army Corps of Engineers (COE) - New York District. Technical investigations were performed by the COE between 1993 and 1995 as part of construction of the federally-funded Joseph G. Minish Passaic River Waterfront Park and Historic Area. This project area extends along the western bank of the Passaic River from Bridge Street 1.9 miles to the west to Brill Street, and includes all lands encompassed by the subject property. This study revealed the existence of soil, ground water, and river sediment contamination in excess of NJDEP's Residential Criteria at some locations within the project area. This study however did not include a comprehensive, site-specific evaluation of the subject property. This study also acknowledged that an August, 1993 Environmental Records Search

identified the subject property as a High Potential Site with respect to potential contamination from historic industrial uses.

- **Utilities** - potable water and central sewer services are available to the subject property from Raymond Boulevard; no evidence of monitoring or production wells was observed on-site. Public Service Electric and Gas (PSE&G) provides both electrical and natural gas service to building improvements within the surrounding neighborhood; no pole- or pad-mounted transformers or emergency generation systems were observed on or immediately adjacent to the subject property.
- **Storage Tanks** - building improvements which formerly existed on the subject property were removed by 1963 and their locations were subsequently asphalt-paved. No evidence suggesting the presence of existing or former aboveground or underground storage tank systems was observed on-site.
- **Hazardous Materials** - no apparent hazardous materials usage or storage was apparent on the property at the time of EcolSciences' August 16, 1996 field reconnaissance. Based upon review of historical maps, aerial photographs, and local records, the subject property was occupied by the Passaic Chemical Company from the late 1800's until the 1930's. All former buildings on the subject property had been removed from the premises by 1963; no remedial investigations and/or soil cleanup activities are known to have been performed on-site to date.
- **Asbestos** - although it is possible that asbestos-containing building materials may exist in the form of potential demolition debris underlying the asphalt parking areas, no apparent evidence of suspected asbestos-containing building materials was observed on-site.
- **ISRA Applicability** - since the late 1960's, the subject property has been periodically utilized as a parking lot, an operation assigned under ISRA non-applicable SIC Major Group No. 75. Previous industrial operations involving Passaic Chemical Company ceased prior to the effective date of ISRA; accordingly, the property would be not subject to ISRA review in the event of title transfer. An Applicability/Nonapplicability Affidavit would have to be filed with the NJDEP if an official ISRA determination is desired.

7.2 Recommendations

- **Historical Operations** - given the historical usage of the subject property by previous industrial (Passaic Chemical Company) and commercial operations, adjacent land usage (especially the National Fuel Oil property), as well as the existence of the filled-in Morris Canal bed across the subject property, it is recommended that a Site Investigation (SI) of

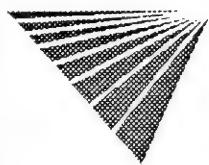
the subject property be conducted to assess potential impacts to the underlying soils and to determine if any contaminants are present in within these zones in excess of NJDEP's cleanup criteria. Depending upon the findings of the SI, remedial actions including potential soil removal, capping plan, and Declaration of Environmental Restriction may be warrented as part of any future re-development of this site.

8. LIMITATIONS - Preliminary Assessment

- Findings of a Preliminary Assessment (PA) are based on the conditions existing at the site on the date of the inspection. Past conditions were approximated based on available records, interviews, and conversations with others. No soil, water or air sampling was conducted on the site as part of this Preliminary Assessment. It is possible that past contamination may remain undiscovered. The recommendations provided in a Preliminary Assessment Report do not guarantee that additional problems will not arise in the future.
- The results of this Preliminary Assessment are based on information provided to EcolSciences, and on observations made during the site investigation. EcolSciences does not warrant or guarantee the environmental conditions of the property or certify the property as clean. This Preliminary Assessment report does not address regulatory compliance regarding offsite disposal of waste materials.
- This Preliminary Assessment Report is based on the current regulatory environment and current regulations. Regulatory agency interpretations, future regulatory changes, and/or policy or attitude changes may affect the environmental status of the site.
- No wetland delineation, methane gas survey, lead paint survey, indoor air quality sampling, or radon study was performed as part of this Preliminary Assessment.
- This investigation is not an engineering/structural report.
- The preliminary asbestos survey performed by EcolSciences as part of the Preliminary Assessment is not a detailed asbestos survey. It is possible that asbestos containing materials exist within some building areas that may not have been apparent or accessible to EcolSciences during its site reconnaissance.

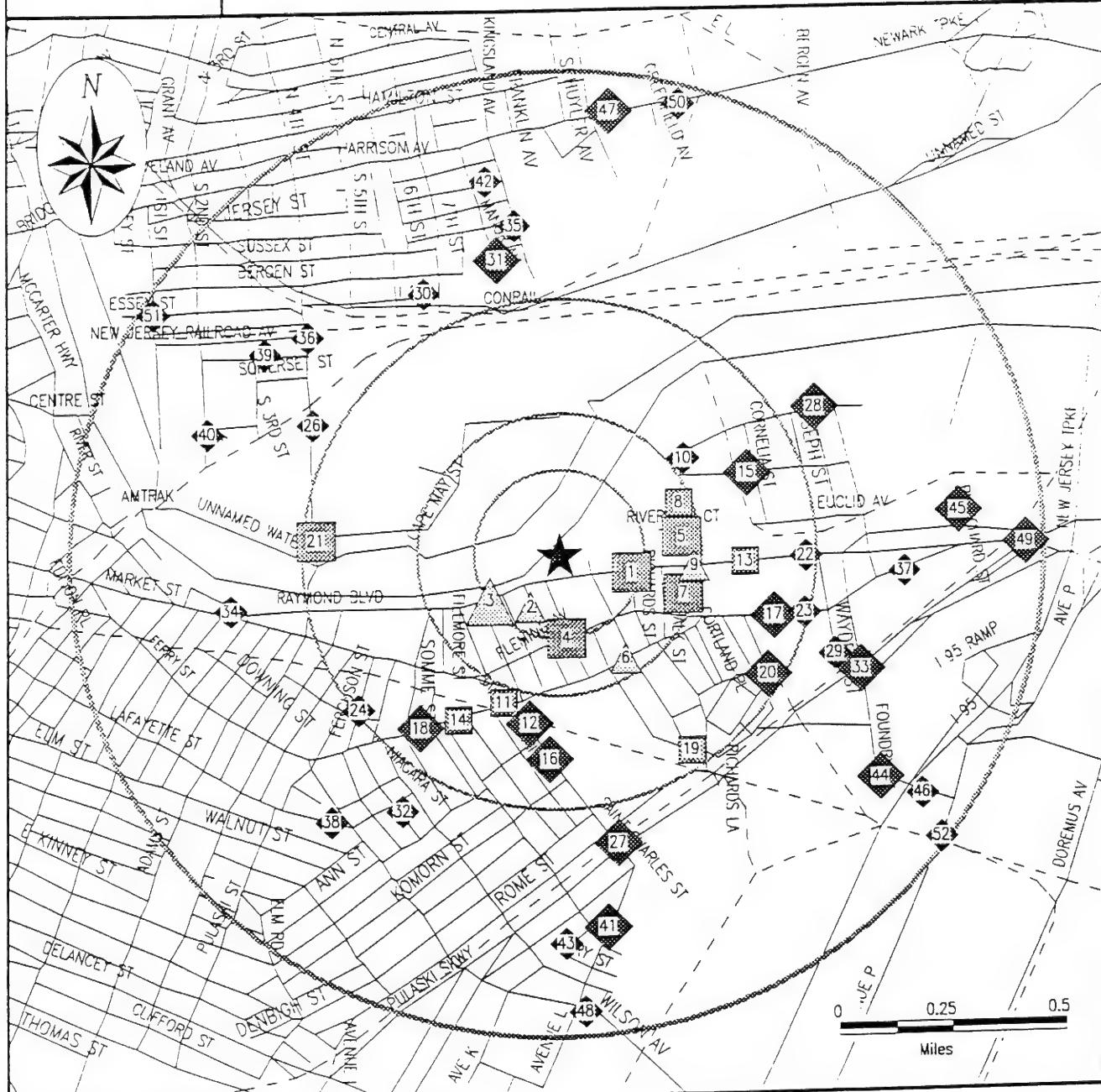
ATTACHMENT A

Regulatory Documentation

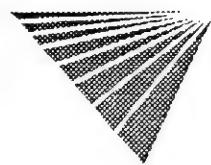


SITE ASSESSMENT REPORT

Map of Sites within One Mile

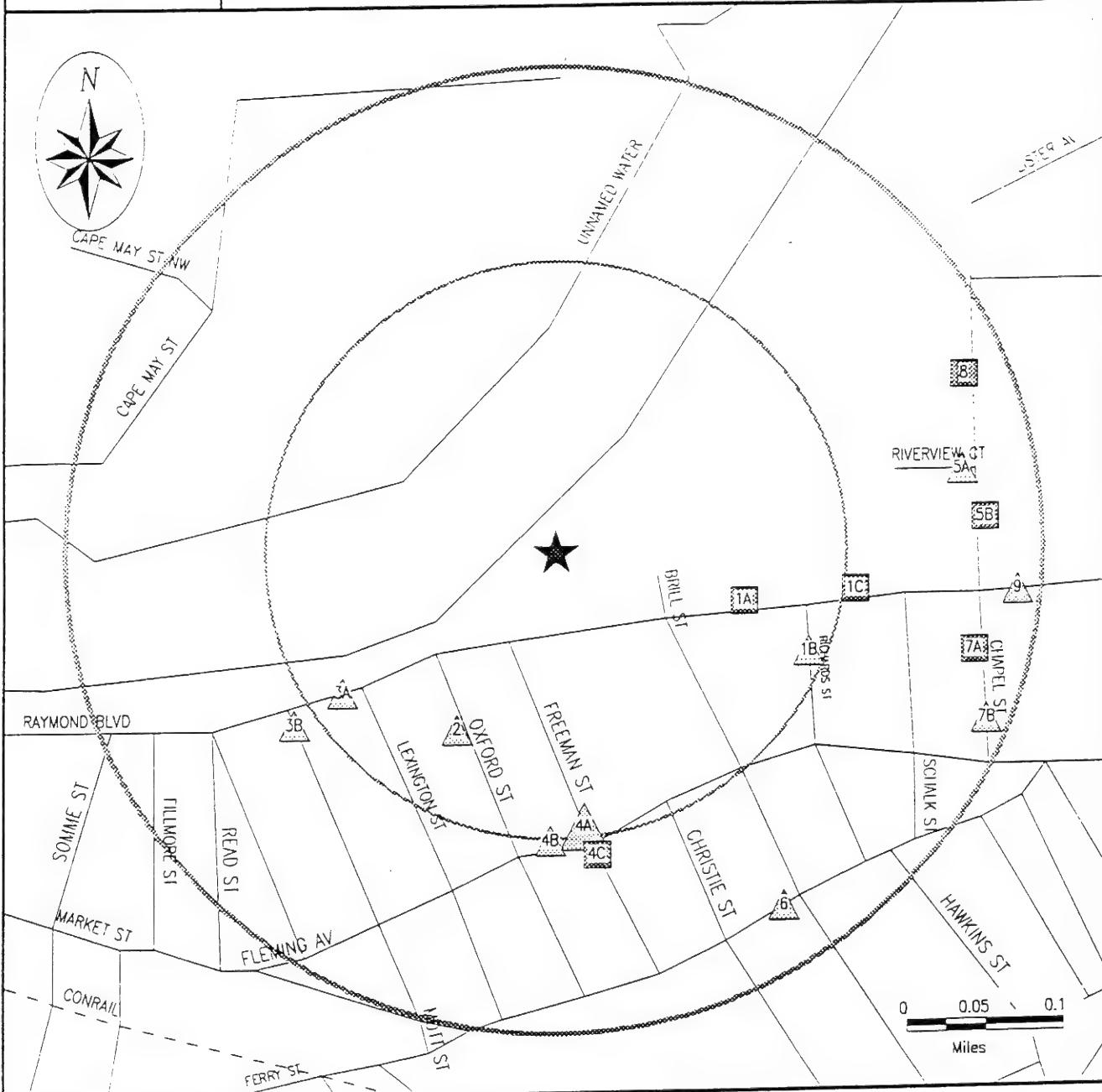


Subject Site	Category:	A 1 mi.	B 1/2 mi.	C 1/4 mi.	D 1/8 mi.
★	Databases Searched to:				
	Single Sites	◆	◆	◆	○
	Multiple Sites	◆◆	◆◆	◆◆	○○
	Roads				
	Highways				
	Railroads				
	Rivers or Water Bodies				
	Utilities				
	NPL, SPL, SCL, TSD			CERCLIS, LUST, SWLF	ERNS, GENERATORS



SITE ASSESSMENT REPORT

Map of Sites within Quarter Mile

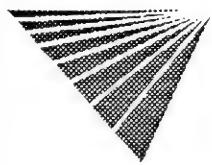


Subject Site	Category:	A 1 mi.	B 1/2 mi.	C 1/4 mi.	D 1/8 mi.
	Databases Searched to:				
	Single Sites	◆	■	▲	○
	Multiple Sites	◆◆	■■	▲▲	○○
	Roads	NPL, SPL, SCL, TSD	CERCLIS, LUST, SWLF	UST	ERNS, GENERATORS
	Highways				
	Railroads				
	Rivers or Water Bodies				
	Utilities				

For More Information Call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403

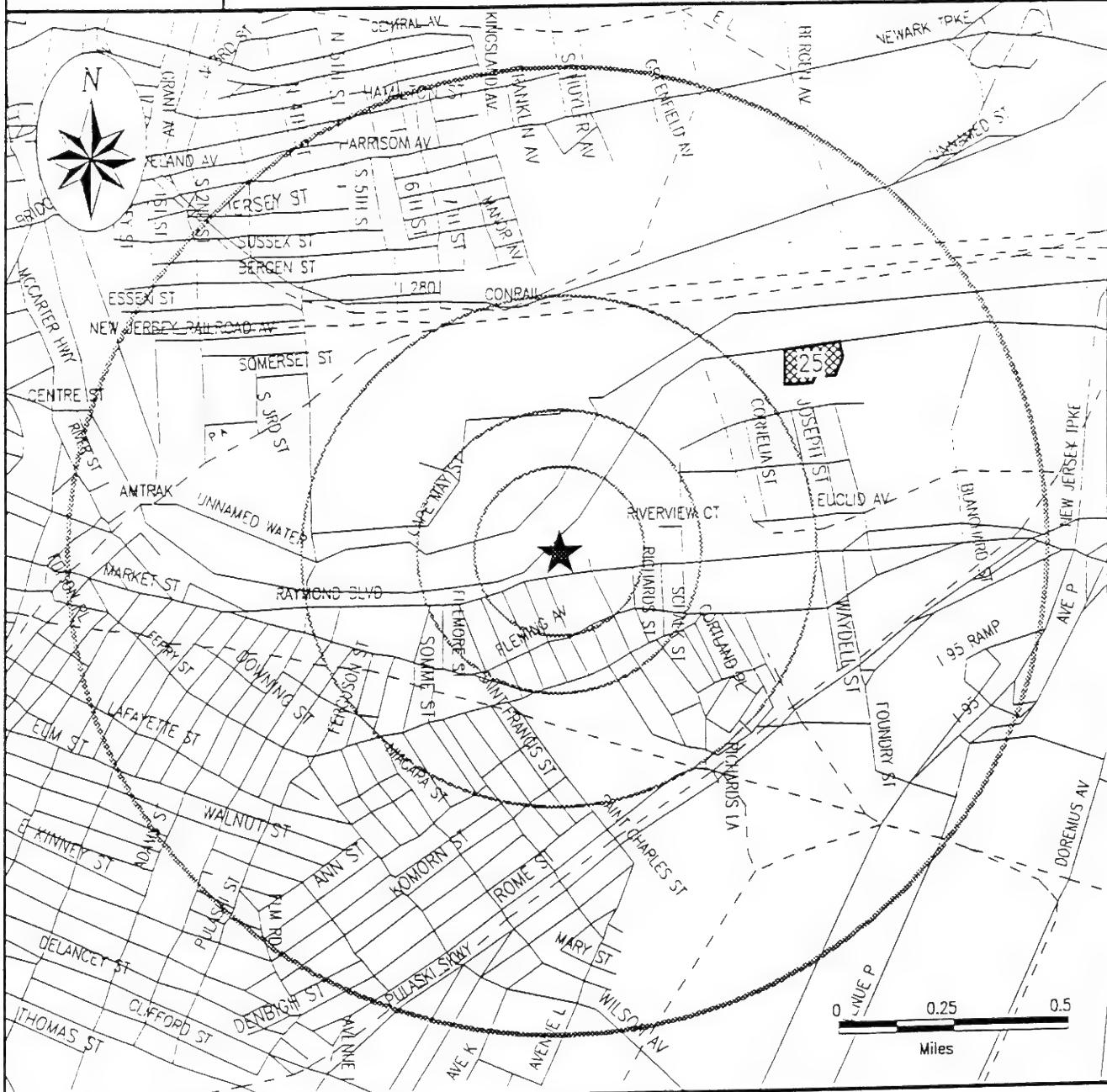
Report ID: 001223-979

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SITE ASSESSMENT REPORT

Sites Represented as Polygons



These boundaries are approximated from agency records or other sources such as published maps. They may represent property boundaries, impact zones, or study areas. For more information contact the agency referenced by source number in the site listing.



Subject Site



Roads
Highways
Railroads
Rivers or Water Bodies
Utilities

SITE ASSESSMENT REPORT

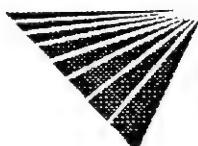
PROPERTY INFORMATION		CLIENT INFORMATION			
Project Name/Ref #: HW96-231 Vacant Land Raymond Blvd Newark, NJ 07105 Cross Street: Raymond Blvd Latitude/Longitude: (40.734235, 74.145633)		EcoSciences 75 Fleetwood Drive Rockaway, NJ 07866			

Site Distribution Summary			within 1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile
Agency / Database - Type of Records						
A) Databases searched to 1 mile:						
US EPA	NPL	National Priority List	0	0	0	1
US EPA	TSD	RCRA permitted treatment, storage, disposal facilities	0	0	0	2
STATE	SPL	State equivalent priority list	0	0	0	2
STATE	SCL	State equivalent CERCLIS list	0	0	12	40
B) Databases searched to 1/2 mile:						
US EPA	CERCLIS	Sites under review by US EPA	0	3	10	-
STATE	LUST	Leaking Underground Storage Tanks	1	2	8	-
STATE	SWLF	Permitted as solid waste landfills, incinerators, or transfer stations	0	0	0	-
C) Databases searched to 1/4 mile:						
STATE	UST	Registered underground storage tanks	5	6	-	-
D) Databases searched to 1/8 mile:						
US EPA	ERNS	Emergency Response Notification System of spills	0	-	-	-
US EPA	LG GEN	RCRA registered large generators of hazardous waste	1	-	-	-
US EPA	SM GEN	RCRA registered small generators of hazardous waste	0	-	-	-

This geographic database search meets the American Society for Testing Materials (ASTM) standards for a government records review. A (-) indicates the search distance exceeds ASTM search parameters.

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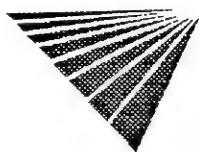
For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.
 Report ID: 001223-979
 Version 2.4.1

Date of Report: August 16, 1996
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SITE ASSESSMENT REPORT

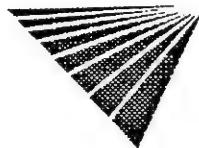
SITE INVENTORY

MAP ID	PROPERTY AND THE ADJACENT AREA (within 1/8 mile)							VISTA ID DISTANCE DIRECTION	
		NPL	TSD	SPL	SCL	CERCLIS	B	C	
1A	NATIONAL FUEL OIL INC 525 RAYMOND BLVD NEWARK, NJ 07105					X		X	290448 0.06 MI E
1B	L A PICCIRILLO INC 10-12 RICHARDS ST NEWARK, NJ 07105						X		650346 0.11 MI E
2	ASPEN-RIVERPARK 17 OXFORD STREET NEWARK, NJ 07105						X		647535 0.07 MI SW
3A	RIVERBANK SERVICE STATION 638 RAYMOND BLVD NEWARK, NJ 07105						X		636969 0.10 MI SW
4A	J M ENTERPRISES 54 FREEMAN ST NEWARK, NJ 07105						X		636944 0.12 MI S
4A	THE GUILD SOCIAL SERVICE CENTER 56 FREEMAN ST. NEWARK, NJ 07105						X		650894 0.12 MI S
SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)		NPL	TSD	SPL	SCL	CERCLIS	B	C	D
MAP ID									
1C	POWER CONCRETE COMP INC 497 RAYMOND BLVD NEWARK, NJ 07105					X			6505835 0.13 MI E
3B	SHIFMAN MATTRESS CO 1 MOTT ST NEWARK, NJ 07105						X		647334 0.14 MI SW
4B	ST ALOYSIUS RC CHURCH 66 FLEMING AVE NEWARK, NJ 07105						X		5734538 0.13 MI S
4C	ALPHA METALS INCORPORATED 57 FREEMAN STREET NEWARK, NJ 07105					X			14327 0.14 MI S
5A	ROOSEVELT HOMES NJ 2-9 35 RIVERVIEW CT NEWARK, NJ 07105						X		6447081 0.20 MI E
5B	APEX COLOR WORKS INC. 64 CHAPEL STREET NEWARK, NJ 07105					X		•	23809 0.21 MI E
6	FERRY AUTO 460 FERY STREET NEWARK, NJ 07105						X		647592 0.21 MI SE



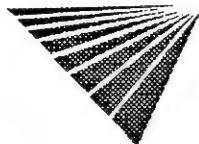
An 'X' meets search criteria; a dot exceeds search criteria.
 For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.
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MAP ID	SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)	A				B				C				D				VISTA ID	DISTANCE	DIRECTION
		NPL	TSD	SPL	SCL	CERCLIS	LUST	SWLF	UST	ERNS	LG GEN	SM GEN								
7A	CHAPEL STREET SITE 31 CHAPEL ST NEWARK, NJ 07105					X												5101905	0.21 MI	E
7B	SUSANDRA CORPORATION 10-30 CHAPEL STREET NEWARK, NJ 07105								X									646192	0.23 MI	E
8	HUG HOLDINGS 99 CHAPEL ST NEWARK, NJ 07105							X				•						1274601	0.22 MI	E
9	FARMERS FEED COMPANY 468 RAYMOND BOULEVARD NEWARK, NJ 07105								X									1615051	0.23 MI	E
MAP ID	SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)	A				B				C				D				VISTA ID	DISTANCE	DIRECTION
		NPL	TSD	SPL	SCL	CERCLIS	LUST	SWLF	UST	ERNS	LG GEN	SM GEN								
10	STANLEY TOOLS 140 CHAPEL ST NEWARK, NJ 07105				X				•		•							396893	0.28 MI	NE
11	FERRY MARKET SERVICE STATION 364 FERRY ST NEWARK, NJ 07105							X										5132052	0.28 MI	SW
12	TIDEWATER BALING 26 ST. CHARLES ST. NEWARK, NJ 07105						X		•		•							1938889	0.31 MI	S
12	TIDEWATER BALING CORPORATION 26 SAINT CHARLES ST NEWARK CITY, NJ				X													5131496	0.31 MI	S
13	BREYERS WAREHOUSE 414 RAYMOND BLVD. NEWARK, NJ 07105					X												57348	0.34 MI	E
14	CONTINENTAL ELECTRIC CO INC 325 FERRY ST NEWARK, NJ 07105						X				•							3724156	0.36 MI	SW
15	REICHOLD CHEMICALS, INC 46-58 ALBERT AVENUE NEWARK, NJ 07105					X	X	X	•		•							3416488	0.37 MI	E
15	CELLOFILM CORPORATION 45-5 CORNELIA STREET NEWARK, NJ 07105						X				•							75105	0.40 MI	E
16	RIGHT-O-WAY 57 SAINT CHARLES STREET NEWARK, NJ 07105							X										649596	0.38 MI	S
16	RIGHT O WAY COMPANY 57 SAINT CHARLES ST NEWARK CITY, NJ				X													5323413	0.39 MI	S
17	FIBER FLEX COMPANY 574 FERRY ST NEWARK CITY, NJ				X													5323519	0.41 MI	E



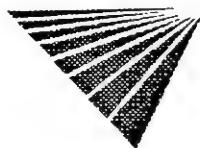
MAP ID	SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)					VISTA ID DISTANCE DIRECTION							
		NPL	TSD	SPL	SCL	CERCLIS	LUST	SWLF	UST	ERNS	LG GEN	SM GEN	
17	TRESS CHEM CO 573-589 FERRY ST NEWARK, NJ 07105					X				•			429925 0.42 MI E
17	FERRY WHOLESALERS 589 FERRY ST NEWARK, NJ 07105						X						150894 0.44 MI E
18	GEORGIA-PACIFIC CORPORATION 290 FERRY STREET NEWARK, NJ 07105						X		•	•			2491497 0.42 MI SW
18	COURTAULDS CPD INCORPORATED 295 FERRY ST NEWARK, NJ 07105						X						104012 0.42 MI SW
18	GEORGIA PACIFIC CORPORATION 290 FERRY ST NEWARK, NJ 07105					X							169875 0.43 MI SW
19	ALL COUNTY ENVIRONMENTAL SERVICE 193 CHRISTIE ST NEWARK, NJ 07105							X					12108 0.46 MI SE
20	RONSON METALS CORPORATION 45 TO 65 MANUFACTURERS PL NEWARK CITY, NJ					X							5132937 0.46 MI SE
20	RONSON CO 55 MANUFACTURERS PL NEWARK, NJ 07105						X		•	•			360167 0.46 MI SE
20	HURLEY FORGE INCORPORATED 70 TO 84 MANUFACTURERS PL NEWARK, NJ 07105					X	X		•		•		643668 0.47 MI SE
21	FOLBER PLASTICS 1000 F E RODGERS BLVD HARRISON, NJ 07029							X					3143178 0.47 MI W
21	BOCK ENTERPRISES INC 1000 SO 4TH ST BLDG 10N HARRISON, NJ 07029						X			•			52429 0.47 MI W
22	D L AUTO PARTS 349 RAYMOND BLVD NEWARK, NJ 07105					X	X		•				650084 0.47 MI E
23	BELL CONTAINER CORPORATION 615 FERRY ST NEWARK, NJ 07105					X	X		•				637395 0.49 MI E
24	KESTER SOLDER 88 FERGUSON ST NEWARK, NJ 07105					X			•		•		497763 0.49 MI SW

MAP ID	SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)					VISTA ID DISTANCE DIRECTION							
		NPL	TSD	SPL	SCL	CERCLIS	LUST	SWLF	UST	ERNS	LG GEN	SM GEN	
25	DIAMOND ALKALI CO. 80 LISTER AVE NEWARK, NJ 07105	X		X	•								3417739 0.55 MI



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MAP ID	SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	A			B		C		D		VISTA ID	DISTANCE	DIRECTION		
		NPL	TSD	SPL	SCL	CERCLIS	LUST	SWLF	UST	ERNS	LG GEN	SM GEN			
26	GUYON GENERAL PIPING 900 FRANK E ROGERS BLVD S HARRISON TOWN, NJ				X								5132027	0.55 MI	W
27	CELANESE CHEMICAL FORMER FACILITY SAINT CHARLES ST NEWARK, NJ 07101			X	X	•							3416775	0.56 MI	S
27	FEDERATED METALS CORPORATION 150 ST CHARLES ST NEWARK CITY, NJ					X							5680536	0.60 MI	S
27	FEDERATED METALS CORP 150 SAINT CHARLES ST NEWARK CITY, NJ 07101			X					•				5131497	0.60 MI	S
28	CHEMICAL WASTE MGMT OF NJ INC 100 LISTER AVE NEWARK, NJ 07105			X		•		•	•				79793	0.56 MI	NE
28	SCA CHEMICAL SERVICES COMPANY 100 LISTER AVE NEWARK CITY, NJ				X								5132738	0.56 MI	NE
28	HILTON DAVIS CHEMICAL COMPANY 120 LISTER AVE NEWARK, NJ 07105					X			•				2000077	0.61 MI	E
29	DUBLON INCORPORATED 84 WAYDELL ST NEWARK, NJ 07105				X								495513	0.58 MI	E
30	LIQUID CARBONIC SPECIALTY GAS CORP 670 ESSEX ST HARRISON, NJ 07029				X	•							1415450	0.58 MI	NW
31	CAMPBELL FOUNDRY COMPANY 800 BERGEN ST HARRISON, NJ 07029				X		•						67493	0.58 MI	N
31	EAGLE AFFILIATES INCORPORATED 505 MANOR AVE HARRISON, NJ 07029				X	•	•		•				4068529	0.61 MI	N
32	HUDSON TOOL DIE COMPANY INCORPORAT 59 WALL ST NEWARK, NJ 07105				X								1436361	0.59 MI	SW
33	15E SANITARY LANDFILL RTE 1 FOUNDRY ST NEWARK CITY, NJ				X								5131971	0.64 MI	E
33	NEWARK DRIVE-IN FOUNDRY ST. NEWARK, NJ 07105				X	•							1274229	0.65 MI	E
34	MERIT RAYMOND 897 RAYMOND BLVD NEWARK, NJ 07105				X	•	•	•	•				6411351	0.66 MI	W
35	DRESSER PUMP INDUSTRIES INCORPORATED 401 WORTHINGTON AVE HARRISON TOWN, NJ				X								5134473	0.66 MI	N
36	HARTZ MOUNTAIN CORPORATION 600 FRANK E RODGERS BLVD S HARRISON TOWN, NJ				X								5132026	0.67 MI	NW



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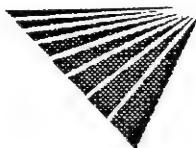
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MAP ID	SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	A				B	C	D	VISTA ID DISTANCE DIRECTION				
		NPL	TSD	SPL	SCL	CERCLIS	LUST	SWLF	UST	ERNS	LG GEN	SM GEN	
37	NJ TRANSIT BUS OPERATIONS INCORPORAT 703 FERRY ST NEWARK CITY, NJ				X					•			5132053 0.69 MI E
38	EXXON SERVICE STATION NEWARK CITY 427 LAFAYETTE ST NEWARK, NJ 07105					X	•	•	•				639733 0.70 MI SW
39	HARRISON ALLOYS INCORPORATED 308 MIDDLESEX ST HARRISON, NJ 07029				X					•			5487308 0.72 MI NW
40	1000 SOUTH INCORPORATED 1000 2ND ST S HARRISON, NJ 07029				X	•	•	•	•				3416379 0.75 MI W
41	CHALLENGER ELECTRICAL EQUIPMENT CORP AVE L HERBERT ST NEWARK CITY, NJ				X								5681518 0.76 MI S
41	FEDERAL PACIFIC ELECTRICS COMPANY AVE L HERBERT ST NEWARK CITY, NJ				X								5681519 0.76 MI S
42	HARRISON BAKING COMPANY TRUCK GARAGE 840 JERSEY ST HARRISON TOWN, NJ				X								5132521 0.77 MI N
43	CROMPTON KNOWLES CORPORATION 52 AMSTERDAM ST NEWARK, NJ 07105				X	•	•	•	•				106437 0.79 MI S
44	SUN/DIC ACQUISITION CORP. 185 FOUNDRY ST. NEWARK, NJ 07105				X	•							405263 0.79 MI SE
44	ARKANSAS CHEMICAL 185 FOUNDRY STREET NEWARK, NJ 07105				X	•							25310 0.79 MI SE
44	AUTOMATIC ELECTROPLATING CORPORATION 185 FOUNDRY ST NEWARK, NJ 07105				X								1939203 0.79 MI SE
44	FOUNDRY STREET TRAILER FOUNDRY ST NEWARK, NJ 07105				X	•							3481115 0.79 MI SE
44	AVON DRUM COMPANY 185 FOUNDRY ST NEWARK CITY, NJ				X								5131972 0.79 MI SE
45	NEWARK BOX BOARD COMPANY 17 BLANCHARD ST NEWARK CITY, NJ				X								5131232 0.80 MI E
45	DELEET MERCHANDISING CORPORATION 26 BLANCHARD ST NEWARK, NJ 07105				X	•	•	•	•				3416590 0.81 MI E
45	V OTTILIO SONS 18-60 BLANCHARD ST NEWARK, NJ 07101				X	•							456020 0.82 MI E



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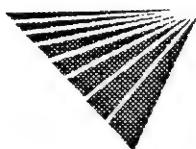
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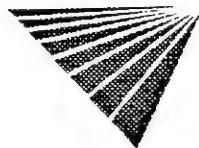
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MAP ID	SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	A		B		C		D		VISTA ID DISTANCE DIRECTION			
		NPL	TSD	SPL	SCL	CERCLIS	LUST	SWLF	UST	ERNS	LG GEN	SM GEN	
46	ASHLAND CHEMICAL CO 221 FOUNDRY AVE NEWARK, NJ 07105				X	•			•		•		28955 0.89 MI SE
47	KEARNY SMELTING AND REFINING CO. 936 HARRISON AVENUE KEARNY, NJ 07029				X	•					•		225070 0.91 MI N
47	SUNOCO SERVICE STATION KEARNY TOWN 936 HARRISON AVE KEARNY TOWN, NJ				X		•	•					4885810 0.92 MI N
48	ALBERT STEEL DRUM WILSON AVE AVE L NEWARK, NJ 07105				X	•							10752 0.94 MI S
49	BAYONNE BARREL DRUM COMPANY 150 RAYMOND BLVD NEWARK, NJ 07105				X								3418697 0.95 MI E
49	NEWARK COAL GAS (PSEG) 155 RAYMOND BLVD NEWARK CITY, NJ				X								5133896 0.96 MI E
50	TROPICANA PRODUCTS INCORPORATED 1150 HARRISON TPKE KEARNY, NJ 07032				X			•		•			431754 0.96 MI N
51	DIAMOND SHAMROCK CHEMICALS COMPANY ESSEX 1ST STS HARRISON NEW JERSEY, NJ				X								3985195 0.97 MI NW
52	NEWARK HOUSING AUTH PROPERTY 291-549 AVE P NEWARK, NJ 07105				X	•							293754 0.98 MI SE



UNMAPPED SITES	A		B		C		D		VISTA ID			
	NPL	TSD	SPL	SCL	CERCLIS	LUST	SWLF	UST	ERNS	LG GEN	SM GEN	
NEWARK POLICE ACADEMY AVENUE P NEWARK CITY, NJ				X								51333201
NJ DOT ROUTE 280 SECTION 7 RTE 280 KEARNY, NJ 07032				X								210698
ROANOKE AVE ROANOKE AVE NEWARK, NJ 07105					X							356621
CAPITAL CITY PRODUCTS COMPANY FOOT OF SANFORD AVE KEARNY, NJ 07032				X			X	X				68892
ROUTES 1 9 SECTIONS 2AG 2AJ 2AL RTES 1 9 NEWARK CITY, NJ				X								5131067
TRICORE CORPORATION RTES 1 9 NEWARK CITY, NJ				X								5131069
KEARNY CONNECTION HARRISON AVE KEARNY TOWN, NJ				X								5132379
NJ TURNPIKE EXPANSION NJ TPKE-EXITS 10 TO 18 NEWARK CITY, NJ				X								5133147
NJ TRANSIT - CITY SUBWAY RAYMOND BLVD - PENN STATION NEWARK, NJ 07105								X				5188995
LIQUID CARBONIC CYLINDER GAS LIQUID CARBONIC NONCRYOGENIC SYS HARRISON, NJ 07029							X					5735047
HARRISON CAR MAINTENANCE FACILIT FOOT OF CAPE MAY STREET HARRISON, NJ 07029							X					2825355
HUDSON COUNTY CHROMATE 59 NEWARK JERSEY CITY TPKE KEARNY TOWN, NJ				X								5133207
JACKSON STREET BRIDGE JACKSON ST NEWARK CITY, NJ				X								5132458
HUDSON COUNTY CHROMATE - OCCIDENTAL VARIOUS LOCATIONS KEARNY TOWN, NJ				X								5682888



SITE ASSESSMENT REPORT

DESCRIPTION OF DATABASES SEARCHED

A) DATABASES SEARCHED TO 1 MILE

NPL VISTA conducts a database search to identify all sites within 1 mile of your property.
SRC#: 3064 **The agency release date for NPL was June, 1996.**

The National Priorities List (NPL) is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the US Dept of Health and Human Services and the US EPA in order to become an NPL site.

SPL VISTA conducts a database search to identify all sites within 1 mile of your property.
SRC#: 1607 **The agency release date for DEPE Priority Contaminated Sites was January, 1994.**

This database is provided by the Department of Environmental Protection, Bureau of Revenue.

SCL VISTA conducts a database search to identify all sites within 1 mile of your property.
SRC#: 2719 **The agency release date for Known Contaminated Sites Report was August, 1995.**

This database is provided by the Department of Environmental Protection, Bureau of Revenue.

RCRA-TSD VISTA conducts a database search to identify all sites within 1 mile of your property.
SRC#: 3057 **The agency release date for RCRIS was May, 1996.**

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDs are facilities which treat, store and/or dispose of hazardous waste.

B) DATABASES SEARCHED TO 1/2 MILE

CERCLIS VISTA conducts a database search to identify all sites within 1/2 mile of your property.
SRC#: 2976 **The agency release date for CERCLIS was March, 1996.**

The CERCLIS List contains sites which are either proposed to or on the National Priorities List(NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. The information on each site includes a history of all pre-remedial, remedial, removal and community relations activities or events at the site, financial funding information for the events, and unrestricted enforcement activities.

NFRAP VISTA conducts a database search to identify all sites within 1/2 mile of your property.
SRC#: 2977 **The agency release date for CERCLIS-NFRAP was March, 1996.**

NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.



SWLF SRC#: 3016	VISTA conducts a database search to identify all sites within 1/2 mile of your property. The agency release date for Solid Waste Facility Directory was April, 1996.
LUST SRC#: 3093	This database is provided by the Department of Environmental Protection, Division of Solid Waste. VISTA conducts a database search to identify all sites within 1/2 mile of your property. The agency release date for LUST Incident List was June, 1996.
	This database is provided by the Department of Environmental Protection, Bureau of Communications Support Serv..

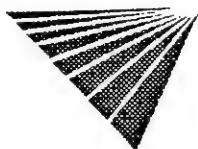
C) DATABASES SEARCHED TO 1/4 MILE

UST's SRC#: 2777	VISTA conducts a database search to identify all sites within 1/4 mile of your property. The agency release date for Underground Storage Tank Database was November, 1994.
	This database is provided by the Department of Environmental Protection, Division of Water Resource; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

D) DATABASES SEARCHED TO 1/8 MILE

ERNS SRC#: 3006	VISTA conducts a database search to identify all sites within 1/8 mile of your property. The agency release date for ERNS was March, 1996.
	The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center and the Department of transportation. A search of the database records for the period October 1986 through June 1995 revealed the following information regarding reported spills of oil or hazardous substances in the stated area.
RCRA-LgGen SRC#: 3057	VISTA conducts a database search to identify all sites within 1/8 mile of your property. The agency release date for RCRIS was May, 1996.
	The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Large Generators are facilities which generate at least 1000 kg./month of non-acute hazardous waste (or 1 kg./month of acutely hazardous waste).
RCRA-SmGen SRC#: 3057	VISTA conducts a database search to identify all sites within 1/8 mile of your property. The agency release date for RCRIS was May, 1996.
	The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Small and Very Small generators are facilities which generate less than 1000 kg./month of non-acute hazardous waste.

End of Report



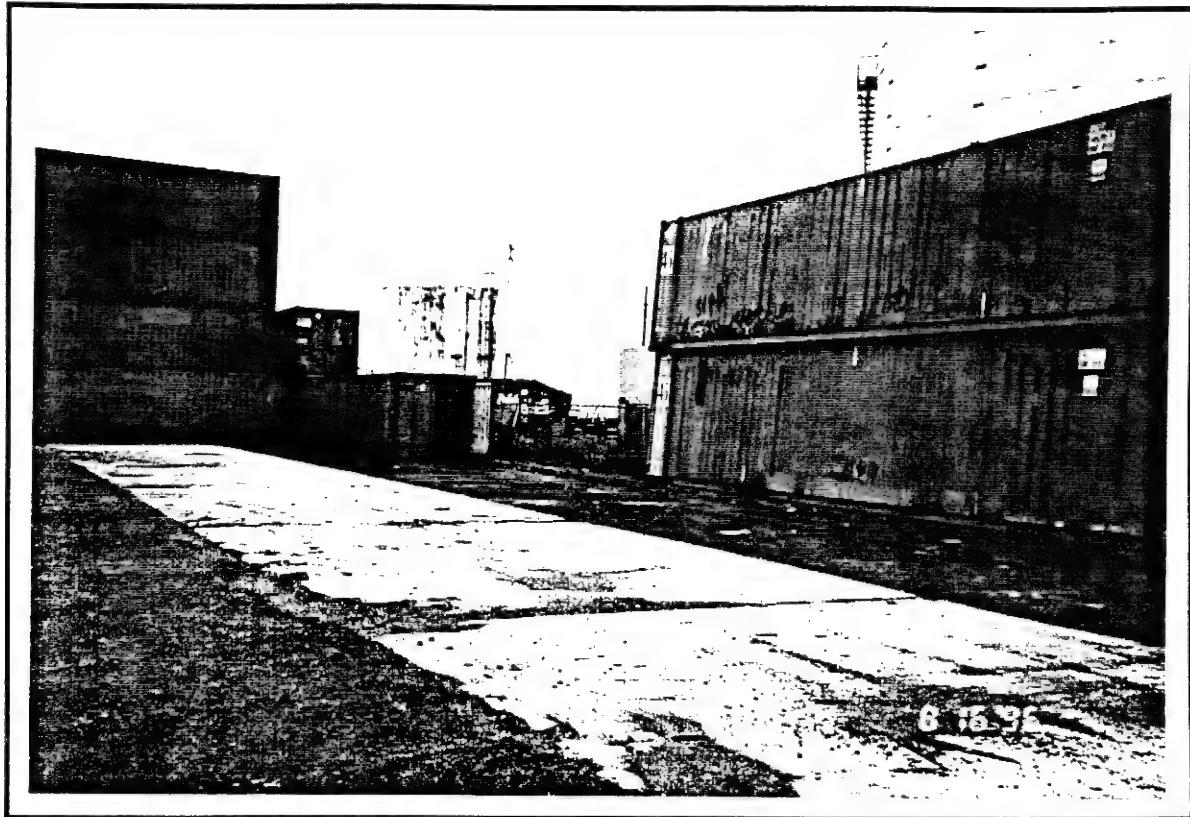
ATTACHMENT B

Site Inspection Photograph Log

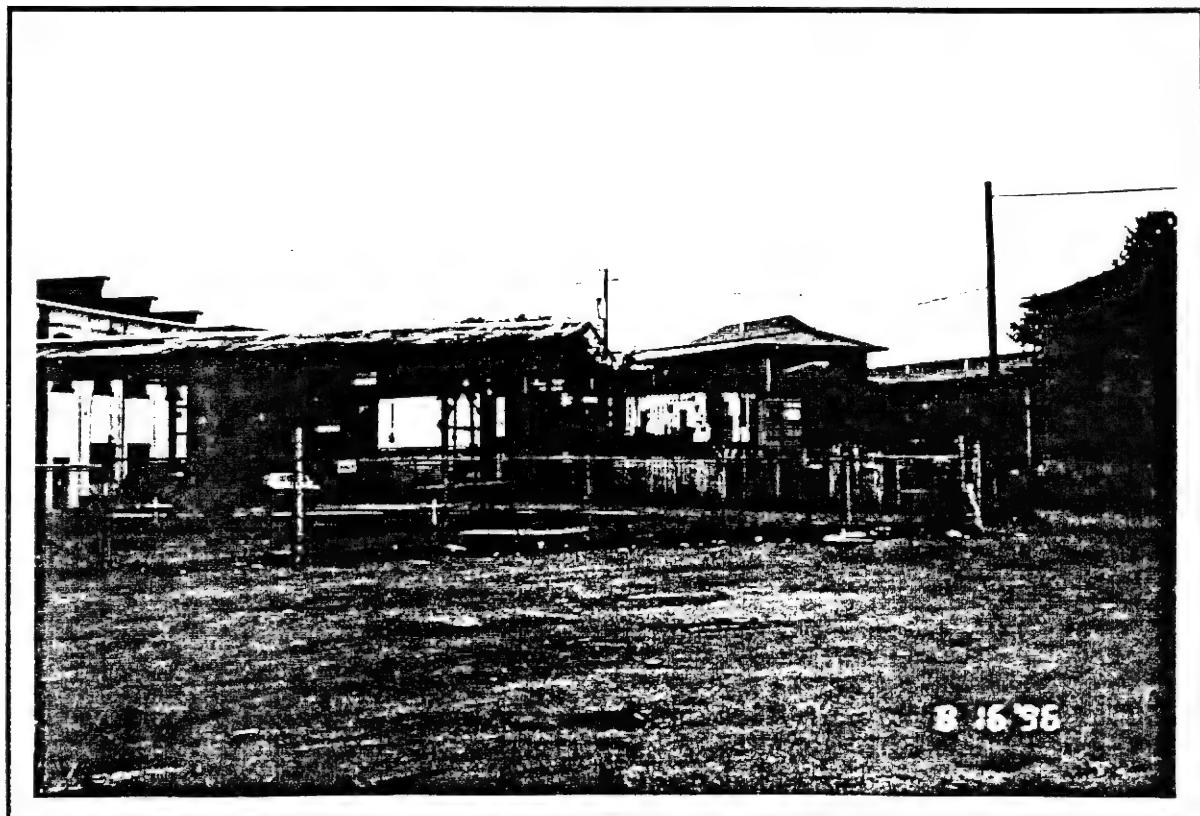
ATTACHMENT B
SITE INSPECTION PHOTOGRAPH LOG
For
Proposed Recreational Facility Property
Raymond Boulevard at Brill Street
City of Newark, Essex County, New Jersey

<u>Number</u>	<u>Subject</u>
1-2	Views along eastern boundary of site showing empty cargo box storage on asphalt-paved and fenced lot; note concrete pads associated with former truck trailer storage at this location, and adjacent abandoned fuel oil distribution facility.
3	View looking north from terminus of Brill Street showing fenced cargo box staging yard with typical domestic refuse dumping seen along fenceline.
4-5	View west from gated entrance to site noting numerous cargo boxes stored by Palmer Industries.
6	Looking northeast along Passaic River bank showing adjacent tank farm and cargo box storage on other nearby lots.
7-8	Interior of subject property showing empty cargo box storage.
9-10	Western portion of site showing opposing views of Passaic Valley Sewer easement; note Passaic River and adjacent residential properties along Raymond Boulevard visible in background.
11-12	Adjacent land use to east showing paved area demarking location of Morris Canal bed, apartment complex off Chapel Street, and petroleum staining around tank vents behind warehouses at 527 Raymond Boulevard.

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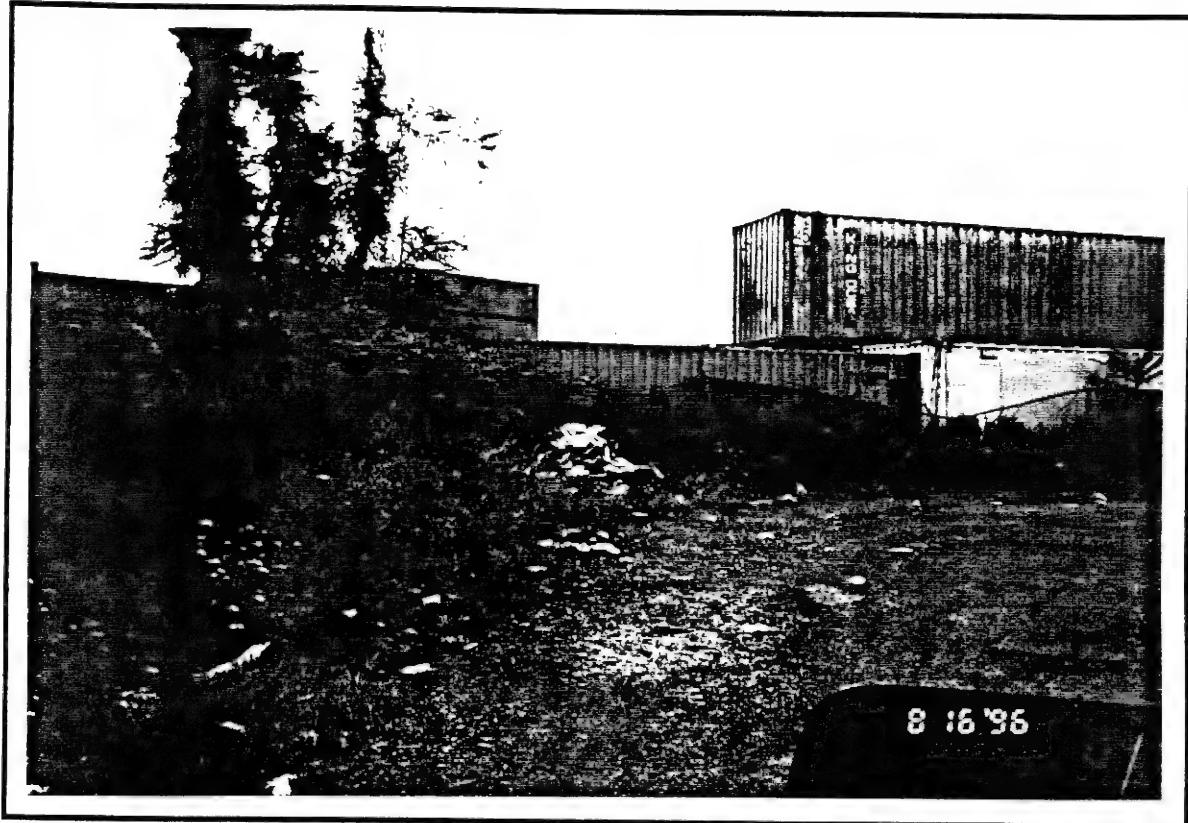


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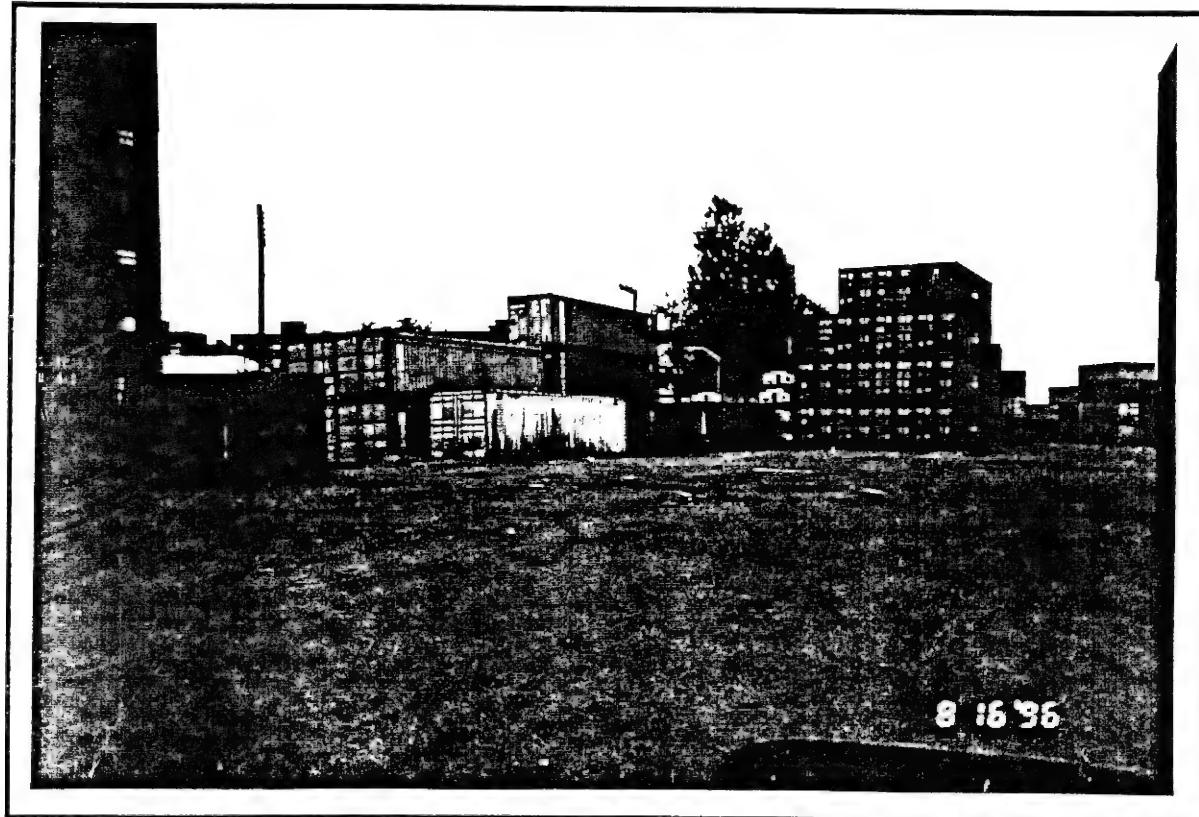


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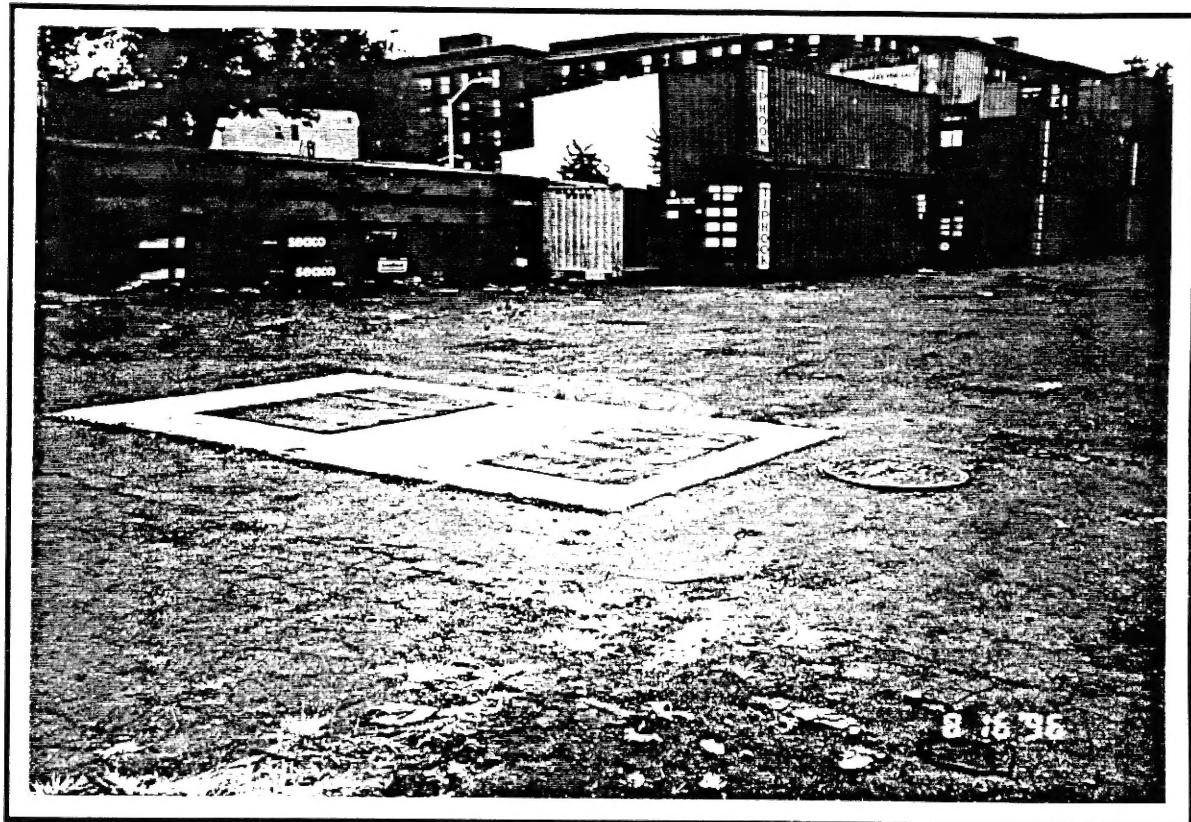


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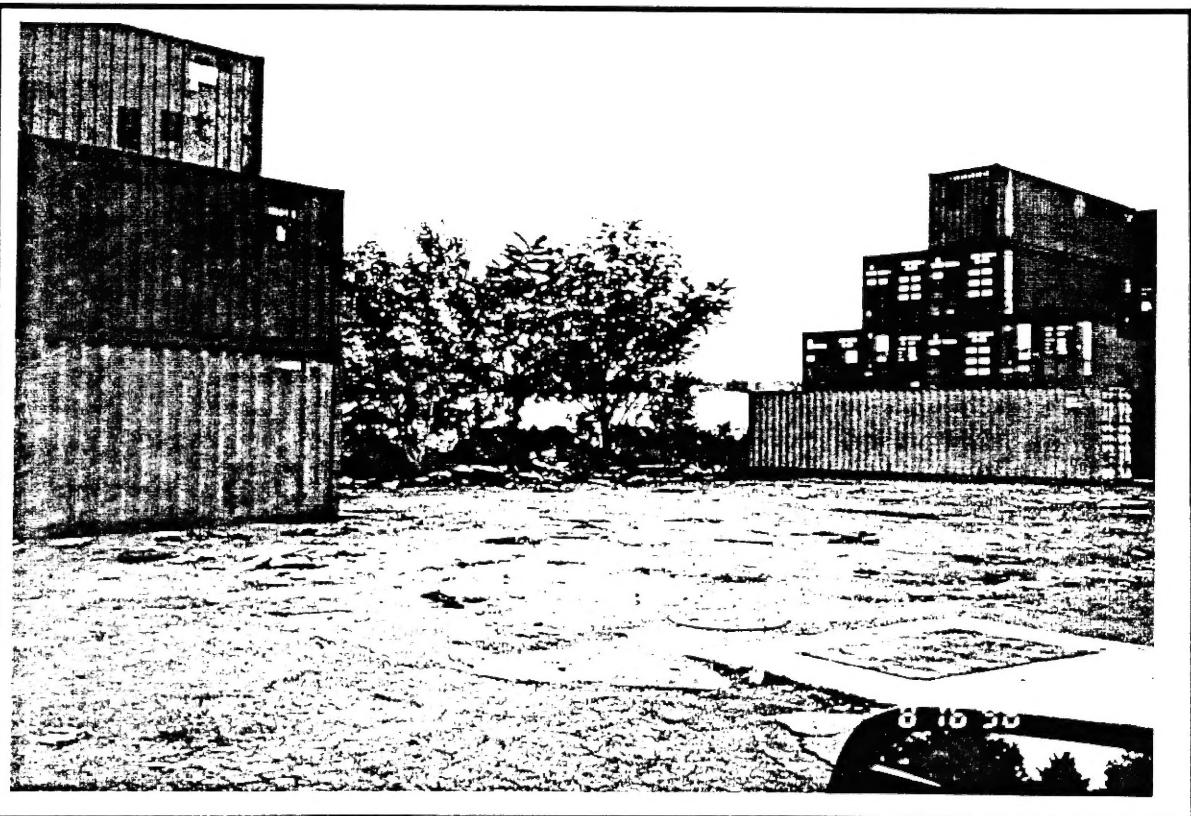


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